



sparks ellison

# 30 Donnington Drive, Chandler's Ford, SO53 3PB

£465,000

Positioned within Donnington Drive in Chandler's Ford, this three bedroom home offers a flexible layout suited to a range of needs. The ground floor centres around a sitting room to the front, while the kitchen spans the rear of the property, flowing through to a conservatory that provides additional reception space and a garden outlook. The rear section of the garage has been converted, creating a useful ground floor bedroom or home office depending on your requirements. Upstairs, there are three well proportioned bedrooms alongside a shower room, arranged to offer practical family living. Externally, the frontage provides parking for multiple vehicles, while to the rear the private east-facing garden enjoys morning and early afternoon sun. The property is conveniently placed for local amenities, well-regarded schools and access to transport links serving Southampton and Winchester.

## ACCOMMODATION

### Ground Floor

#### Sitting room:

18'3" x 10'10" (5.57m x 3.30m) Bay window and electric fireplace

#### Kitchen/dining room:

19'4" x 8'8" (5.90m x 2.65m) Range of units including integral double oven and induction hob with extra extractor hood over, space for fridge freezer, washing machine, dishwasher and also accommodating the boiler.

#### Conservatory:

10'2" x 9'3" (3.10m x 2.82m) Access to rear garden.

#### Cloakroom:

Wash basin, WC.

#### Study/bedroom 4:

9'0" x 8'2" (2.75m x 2.48m)

#### Store/Utility:

8'2" x 6'3" (2.50m x 1.90m)

### First Floor

#### Landing:

Access to loft space and airing cupboard.

#### Bedroom 1:

13'0" x 10'11" (3.97m x 3.33m) Built in wardrobe.

#### Bedroom 2:

11'0" x 10'11" (3.35m x 3.33m) Built in wardrobe.

#### Bedroom 3:

9'6" x 8'2" (2.89m x 2.48m).

#### Bathroom:

Shower with glass screen, WC, wash basin.

## OUTSIDE

### Front:

Driveway parking for multiple vehicles and access to the store/utility.

### Rear:

Patio area and lawn area surrounded by flowerbeds and shrubs.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1986

### Approximate Area:

1132 sq ft / 105 sq m

### Sellers Position:

Looking for a forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Fully boarded with connected ladder and connected light

### Infant/Junior School:

St Francis C of E Primary School

### Secondary School:

The Toynbee School

### Local Council:

Test Valley Borough Council - 01264 368000

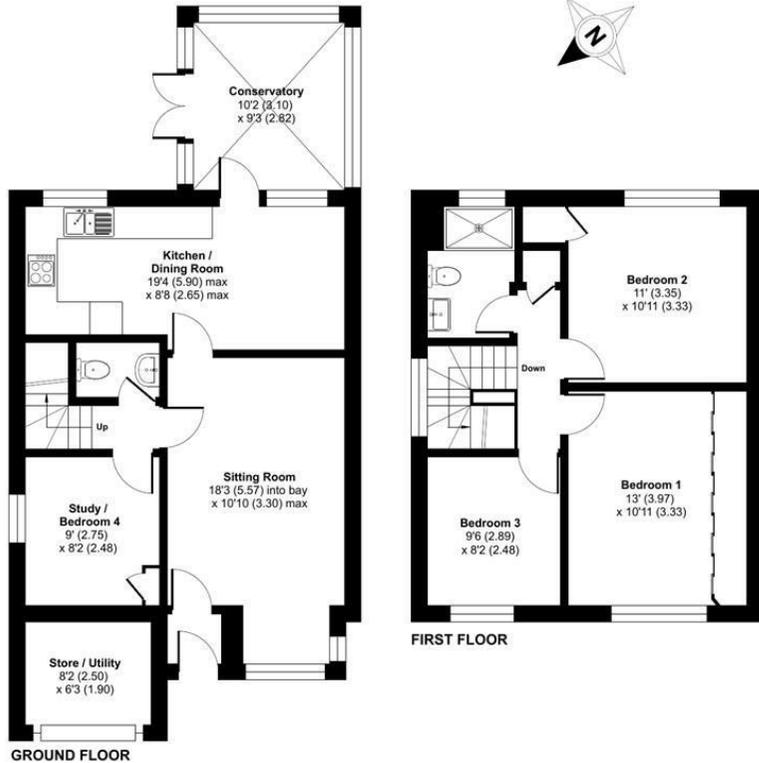
### Council Tax:

Band D

### Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 611 sq ft / 56.7 sq m  
 First Floor = 473 sq ft / 43.9 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 1132 sq ft / 105 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for Sparks Ellison. REF: 1431820

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