



# 2 Ormesby Drive, Chandlers Ford, SO53 1SH

£450,000

Located in the sought-after area of North Millers Dale, Chandlers Ford, this three-bedroom link-detached home offers a perfect blend of comfort and convenience. The property is ideally situated within the catchment area for the highly regarded Hiltingbury and Thornden schools, making it an excellent choice for families. Upon entering, you are welcomed into a spacious sitting/dining room,. The kitchen is complemented by a generous utility room. A delightful conservatory extends the living space, allowing for an abundance of natural light and a lovely view of the garden. The property features three comfortable bedrooms, providing ample space for family or guests. The bathroom is conveniently located to serve all bedrooms, ensuring ease of access. Outside, the home boasts a driveway and a garage, offering secure parking and additional storage options. There is also the benefit of no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Open Porch:

Front door to:

#### Reception Hall:

Stairs to first floor.

#### Cloakroom:

Suite comprising wash basin and WC.

#### Sitting/Dining Room:

24'10" x 14'4" (7.56m x 4.38m) Fireplace, patio doors to conservatory.

#### Conservatory:

11'11" x 8'3" (3.63m x 2.52m) Double doors to rear garden.

#### Kitchen:

10'9" x 7'10" (3.27m x 2.38m) Range of units, electric oven, gas hob with extractor hood over, integrated dishwasher.

#### Utility Room:

7'11" x 7'9" (2.42m x 2.36m) Door to outside, door to garage.

### FIRST FLOOR

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

12'6" x 11'7" (3.82m x 3.52m) Range of wall to wall fitted wardrobes.

#### Bedroom 2:

11'7" x 9'9" (3.52m x 2.97m)

#### Bedroom 3:

9'5" x 6'10" (2.88m x 2.09m)

#### Bathroom:

Suite comprising bath with shower unit over, wash basin, WC, tiled floor.

### OUTSIDE

#### Front:

To the front of the property is a driveway leading to the garage and adjacent garden with path to front door and side path and gate to rear garden.

#### Rear Garden:

Adjoining the house is a patio leading onto a lawned area surrounded by well stocked borders and enclosed by fencing. Approximately 32' x 31'

### OTHER INFORMATION

#### Tenure

Freehold

#### Approximate Age:

1980

#### Approximate Area:

108.9sqm/1174sqft (Including garage)

#### Sellers Position

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band D

#### Local Council:

Eastleigh Borough Council - 02380 688000

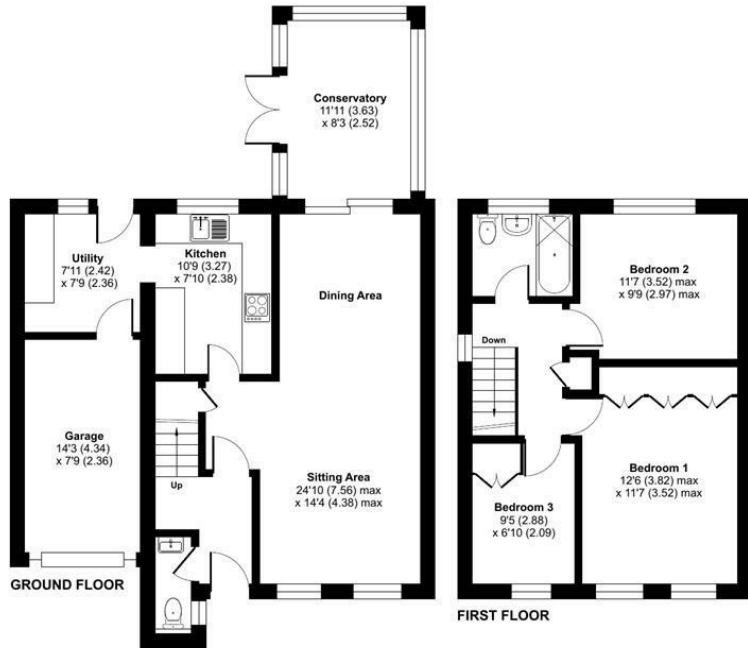
#### Agents Note:

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.

#### Agents Note:

Please be advised that this property is connected to an employee of Sparks Ellison Ltd.

Ground Floor = 624 sq ft / 57.9 sq m  
 First Floor = 440 sq ft / 40.8 sq m  
 Garage = 110 sq ft / 10.2 sq m  
 Total = 1174 sq ft / 108.9 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	
(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). © ritchiecom 2026. Produced for Sparks Ellison. REF: 1401680

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