



sparky ellison

2 Dale Green, Chandler's Ford, SO53 1TS

£565,000

Nestled within the sought-after area of North Millers Dale, Chandler’s Ford, this spacious four bedroom detached home offers an excellent blend of modern living and family friendly accommodation. The property is thoughtfully arranged, with a welcoming entrance leading through to the heart of the home, a well-appointed kitchen opening into a generous dining and family area, ideal for both everyday living and entertaining. A separate sitting room provides a cosy space to relax, while a utility room and additional family/playroom offer valuable practicality and flexibility. Upstairs, the property features four well proportioned bedrooms alongside two well appointed bathrooms, one being the en-suite to the master bedroom. Externally, the home benefits from a private rear garden, providing a peaceful space for outdoor enjoyment. There is also convenient access to the garage, further enhancing the practicality of the property.

ACCOMMODATION

Ground Floor

Entrance hall:
Stairs to first floor with storage cupboard under.

Living room:
19'1" x 10'11" (5.81m x 3.33m) French doors onto rear garden and fireplace.

Family room:
18'4" x 8'5" (5.59m x 2.57m)

Kitchen/dining room:
Kitchen area: 11'1" x 9'8" (3.37m x 2.95m) Range of units comprising space for fridge/freezer and oven, extractor hood over.
Dining area: 16'10" x 11'1" (5.14m x 3.37m) Double doors onto rear garden and decking area.

Cloakroom:
WC and wash basin.

Utility room:
10'1" x 4'9" (3.07m x 1.46m) Units, sink, space for washing machine and tumble dryer.

First floor

Landing:
Airing cupboard.

Bedroom 1:
14'4" x 11'7" (4.38m x 3.52m) Built in cupboard.

En-suite:
Modern suite comprising shower cubicle, wash basin with storage under and WC.

Bedroom 2:
11'11" x 10'11" (3.63m x 3.33m)

Bedroom 3:
9'8" x 9'7" (2.95m x 2.91m)

Bedroom 4:
10'11" x 6'11" (3.33m x 2.11m)

Bathroom:
Modern white suite comprising P-shaped bath with shower over and glass screen, wash basin with storage under and WC.

OUTSIDE

Front:
Two lawned areas with path in the middle leading to front door, bordered by hedging.

Rear:
Patio seating area, lawned area, side patio and path leading to rear gate and garage.

Garage:
17'1" x 8'6" (5.21m x 2.60m)

OTHER INFORMATION:

Tenure:
Freehold

Approximate Age:
1980's

Approximate Area:
1713 sq ft / 158.9 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

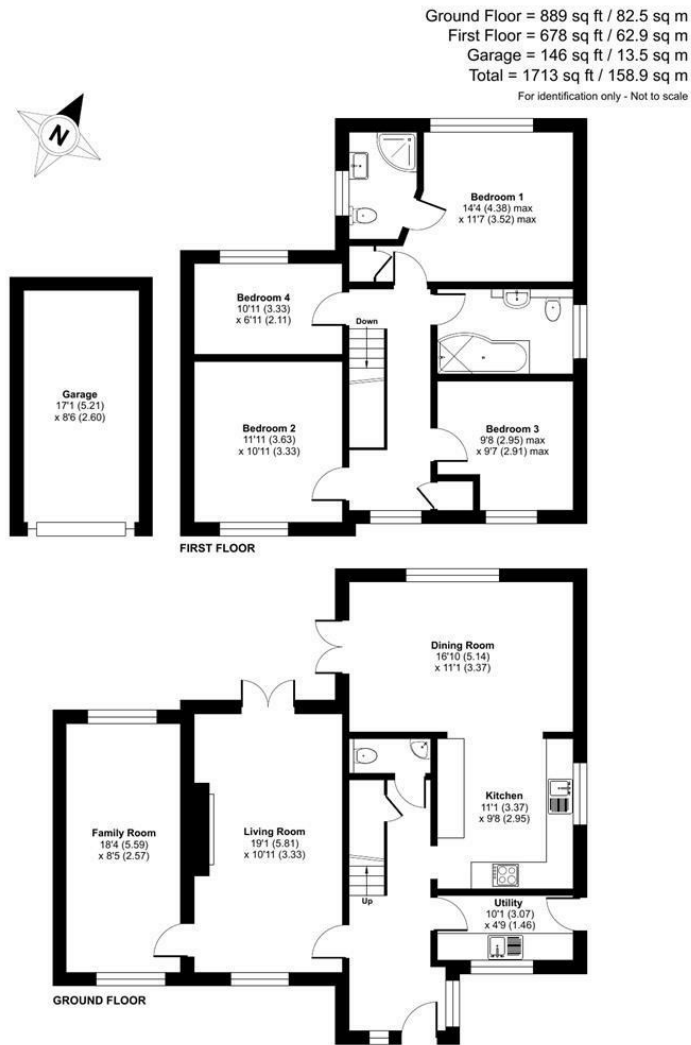
Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band E

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	78
EU Directive 2002/91/EC		

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