



sparks ellison

5 Pennard Way, Chandler's Ford, SO53 4NJ

£550,000

Located in the highly sought-after location of Pennard Way, Valley Park, this splendid detached house, situated in a quiet cul-de-sac within walking distance of local shops, a public house, and the popular St Francis School, making it an ideal choice for families. This charming residence boasts four generous bedrooms, each equipped with fitted wardrobes, ensuring ample storage space. The master bedroom features an en-suite bathroom, providing and in addition to the en-suite, there is a well-appointed family bathroom, catering to the needs of the household. The property is designed for both entertaining and everyday living, with two spacious reception rooms that offer versatility for various uses. The kitchen and utility area is practical and functional, while the delightful conservatory invites natural light and provides a lovely space to enjoy the garden views. Outside, the resin bonded driveway leads to a garage, offering convenient parking and additional storage. The south-facing garden is a true highlight, providing a sunny oasis for outdoor activities, gardening, or simply unwinding in the fresh air. With no forward chain, this property presents a rare opportunity to acquire a home in a desirable area.

ACCOMMODATION

Ground Floor

Covered porch:
Door to reception hall (part of original carport).

Reception hall:
Stairs to first floor, coats cupboard, tiled floor.

Cloakroom:
Wash basin, WC.

Sitting room:
21'0" x 11'5" (6.40m x 3.49m) Fireplace with gas coal effect fire, patio doors to conservatory, air conditioning unit.

Conservatory:
11'11" x 11'10" (3.64m x 3.60m) Tiled floor, double doors to rear garden.

Dining room:
12'10" x 10'1" (3.92m x 3.07m)

Kitchen:
10'5" x 9'10" (3.18m x 3.00m) Range of units, electric oven, gas hob with extractor hood over, space and plumbing for further appliances, tiled floor, door to outside.

Utility room:
6'2" x 5'1" (1.88m x 1.56m) Space and plumbing for appliances, boiler, tiled floor.

First Floor

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
11'6" x 11'1" (3.51m x 3.37m) Fitted wardrobes, air conditioning unit.

En-suite:
Suite comprising corner shower cubicle, wash basin, WC.

Bedroom 2:
10'1"x 9'1" (3.07m x 2.76m) Built in wardrobe.

Bedroom 3:
10'0" x 9'5" (3.04m x 2.86m) Built in wardrobe.

Bedroom 4:
11'6" x 7'9" (3.50m x 2.37m) Built in wardrobe, air conditioning unit.

Bathroom:
Suite comprising bath with mixer tap, wash basin, WC.

OUTSIDE

Front:
To the front of the property is a resin bonded driveway leading to the garage. Adjacent lawned area with planted borders. Side path and access to rear garden.

Rear garden:
Approximately 45 ft x 41 ft enjoying a pleasant southerly aspect, two patio areas, lawned area surrounded by well stocked borders, enclosed by hedging and fencing.

Garage:
17'2" x 8'8" (5.23m x 2.64m) Light and power, electric door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1985

Approximate Area:
1527 sq ft / 141.7 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected ladder and connected light.

Infant/Junior School:
St Francis C of E Primary School

Secondary School:
The Toynbee School

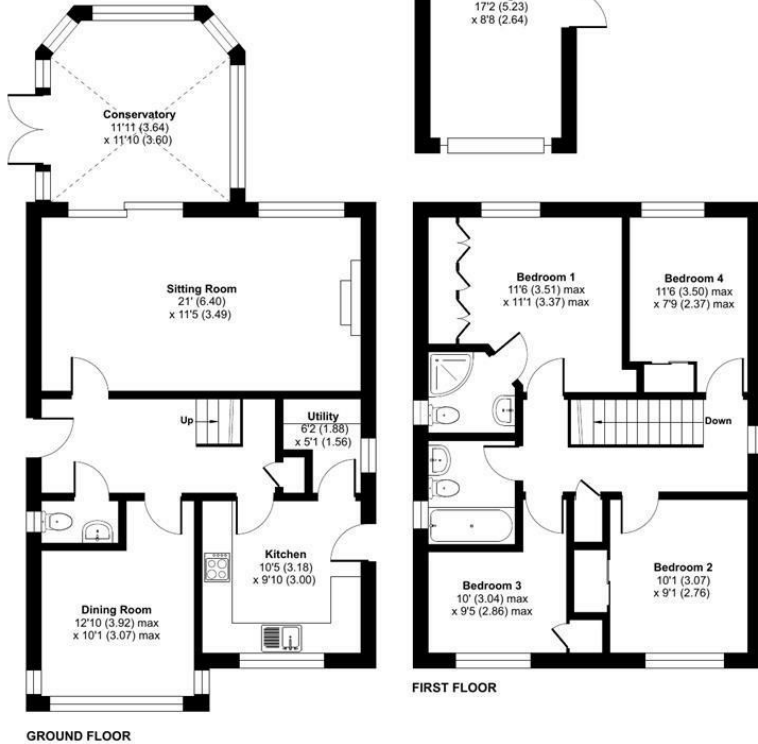
Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band 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.



Ground Floor = 777 sq ft / 72.1 sq m
 First Floor = 601 sq ft / 55.8 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1527 sq ft / 141.7 sq m
 For identification only - Not to scale



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	64	75
	EU Directive 2002/91/EC	

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