



sparks ellison

13 Conway Close, Chandler's Ford, SO53 3NW

£410,000

Welcome to this stunning semi-detached house located in Conway Close, Valley Park, Chandler's Ford. This modern home underwent a complete refurbishment in 2022, showcasing a contemporary design that is both stylish and functional. As you enter, you will be greeted by an inviting open-plan living and dining area, seamlessly connected to a re-fitted kitchen that is perfect for entertaining family and friends. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. This property boasts three well-proportioned bedrooms on the first floor, providing ample space for a growing family or those looking for a home office. The ground floor features a versatile bedroom that can also serve as a study, catering to your individual needs. The re-fitted cloakroom and bathroom are modern and tastefully designed, ensuring comfort and convenience. Step outside to discover a delightful rear garden with a southerly aspect, ideal for enjoying sunny afternoons and al fresco dining. This outdoor space is perfect for children to play or for hosting summer gatherings. In summary, this beautifully refurbished home in Valley Park offers a perfect blend of modern living and comfort, making it an ideal choice for anyone seeking a stylish and practical residence. Don't miss the opportunity to make this exceptional property your new home.

ACCOMMODATION

Ground Floor

Open porch:

Front door to

Reception hall:

Wooden floor, stairs to first floor with storage cupboards under and space and plumbing for washing machine.

Cloakroom:

Refitted modern suite comprising: Wash basin, WC, wooden floor.

Open plan living space:

22'11" x 17'0" (6.98m x 5.17m) Wooden flooring throughout.

Sitting area:

Window to front and space for sofas and chairs, open plan to

Dining area:

Space for table and chairs, double doors to rear garden.

Kitchen:

Refitted modern shaker style units with quartz worktops, electric double oven, induction hob, breakfast bar, integrated dishwasher and fridge freezer.

Study/bedroom four:

10'8" x 7'3" (3.25m x 2.21m) Wooden floor, double doors to rear garden.

First floor

Landing:

Hatch to loft space, storage cupboard with heated towel rail.

Bedroom 1:

11'6" x 12'2" (3.51m x 3.41m) Built in wardrobe.

Bedroom 2:

11'2" x 8'6" (3.41m x 2.59m) Built in wardrobe.

Bedroom 3:

8'6" x 7'2" (2.59m x 2.19m)

Bathroom:

Refitted modern suite with black fitments, comprising bath with mixer tap, separate shower unit over, wash basin with cupboard under, WC, tiled walls and floor. Underfloor heating. Heated towel rail.

OUTSIDE

Front:

Double width driveway affording off street parking with adjacent lawn and side access to rear garden.

Rear garden:

Approximately 35 ft. Adjoining the house is a full width paved patio leading to a lawned area, enclosed by fencing, garden shed. The garden enjoys a pleasant southerly aspect.

Store:

8'0" x 5'1" (2.45m x 1.54m) Front section of former garage. Access to secondary loft which is boarded and has a light. Remote roller door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1983

Approximate Area:

947 sq ft / 87.8 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded, connected light

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

The Toynbee School

Local Council:

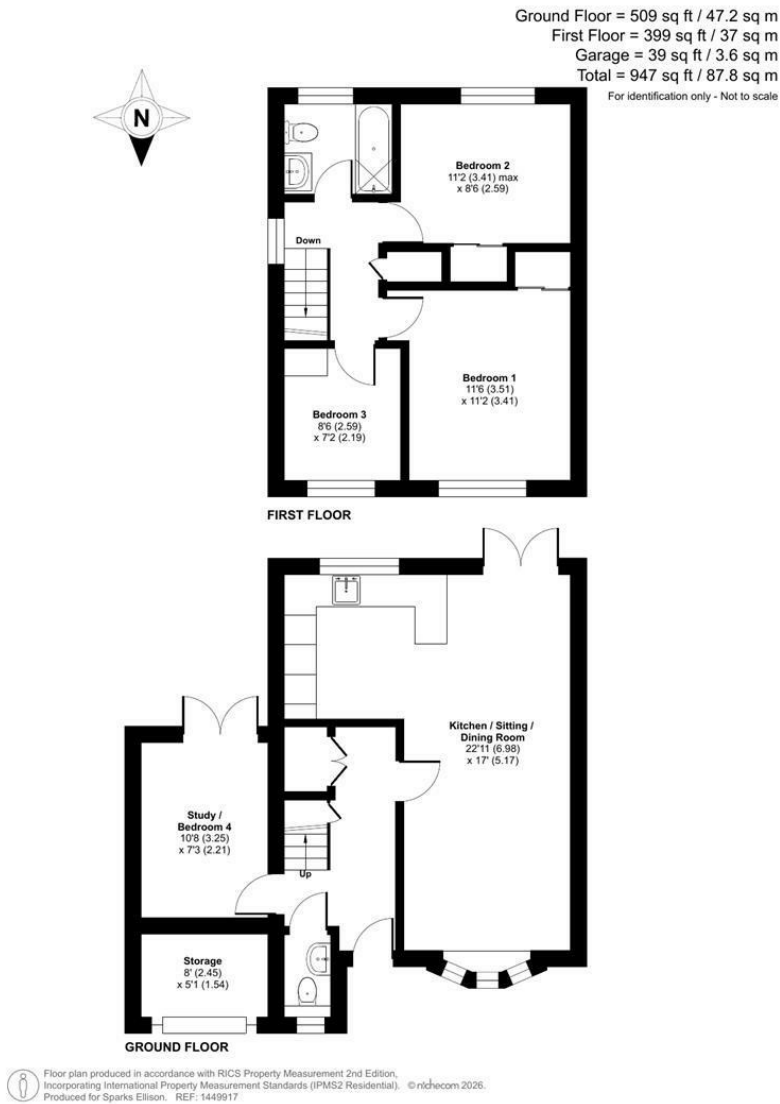
Eastleigh Borough Council - 02380 688000

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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