



sparky ellison

7 Warblington Close, Chandler's Ford, SO53 3PP

£525,000

Located in the desirable area of Warblington Close, Valley Park, Chandler's Ford, this charming detached house, built in 1980, offers a perfect blend of comfort and convenience. With four generous bedrooms, three of which are equipped with built-in wardrobes, this home is ideal for families seeking ample space. The property also boasts two well appointed bathrooms, including a shower room and an en-suite bathroom, for convenience. The spacious sitting room provides a welcoming atmosphere, perfect for relaxation or entertaining guests, while the separate dining room offers an elegant setting for family meals. The kitchen is functional and well designed, complemented by a utility room that adds to the practicality of daily living. Outside, the property features a driveway and garage, providing ample parking and storage options. The pleasant rear garden, enjoying a south westerly aspect, is a delightful space for outdoor activities or simply unwinding in the sun. Additionally, the location benefits from good communication links, making it easy to access nearby amenities and transport options. This property is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a spacious family home.

ACCOMMODATION

Ground Floor

Reception Hall:
Stairs to first floor with cupboard under.

Cloakroom:
Wash basin, WC.

Sitting Room:
18'4" x 12'0" (5.58m x 3.66m) Bay window, fireplace with gas point.

Dining Room:
9'2" x 9'2" (2.80m x 2.80m) Double doors to rear garden.

Kitchen/Breakfast Room:
14'1" x 10'9" (4.29m x 3.27m) A comprehensive range of units, Range style electric double oven and gas hob with extractor hood over, space for fridge freezer.

Utility Room:
7'1" x 4'8" (2.15m x 1.43m) Space and plumbing for various appliances, doors to rear garden and garage.

First Floor

Landing:
Hatch to loft space, double airing cupboard.

Bedroom 1:
13'4" x 9'8" (4.07m x 2.95m) Two fitted wardrobes.

En-suite:
Suite comprising bath with mixer tap and shower attachment, wash basin with cupboard under, WC, tiled floor.

Bedroom 2:
11'11" x 11'5" (3.63m x 3.47m) Built in wardrobe.

Bedroom 3:
11'10" x 11'1" (3.61m x 3.38m) Built in wardrobe.

Bedroom 4:
8'10" x 8'2" (2.69m x 2.50m)

Shower Room:
Suite comprising full width walk in shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled walls and floor.

OUTSIDE

Front:
To the front of the property is a double width brick paved driveway affording off street parking leading to the garage, adjacent lawned area and flower and shrub borders, side gate to rear garden.

Rear Garden:
Approximately 45 ft by 33 ft, enjoying a pleasant south westerly aspect, adjoining the house is a brick paved patio ideal for outside entertaining, leading onto a lawned area surrounded by flower and shrub borders and enclosed by walling and fencing. Space to the side for garden sheds.

Garage:
Electric roller door, boiler, light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
1465 sq ft / 135.9 sq m (including garage)

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light and connected ladder

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

Secondary School:
The Toynbee School

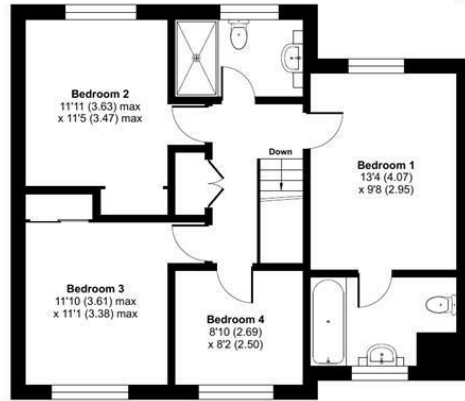
Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band E

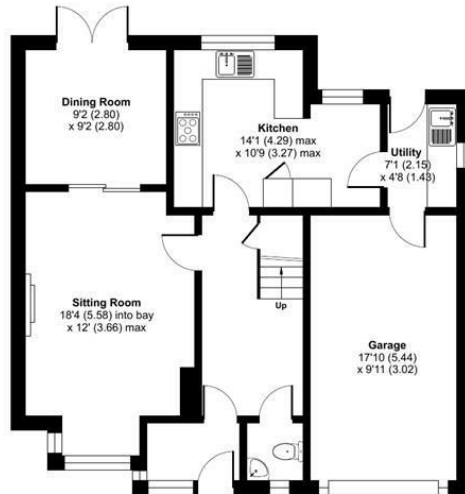
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 607 sq ft / 56.3 sq m
First Floor = 678 sq ft / 62.9 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 1465 sq ft / 135.9 sq m
For Identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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	59	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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