



sparks ellison

2 Poppyfields, Chandler's Ford, SO53 4LL

£475,000

Occupying a pleasant position within a sought after cul-de-sac in the ever-popular Knightwood Park development, this attractive detached home offers well balanced accommodation ideally suited to first or second time buyers, professional couples or those looking to downsize without compromise. Offered with no forward chain, the property provides a wonderful opportunity to move straight into a well established residential setting renowned for its excellent amenities and convenient access to Chandler's Ford's comprehensive facilities. The accommodation is both practical and welcoming, centred around a spacious sitting room that flows effortlessly into the open plan kitchen/dining room, creating an ideal space for everyday living and entertaining alike. A conservatory to the rear further enhances the ground floor, providing an additional reception area with attractive views over the south facing rear garden. Upstairs, there are three well proportioned bedrooms, including a principal bedroom benefitting from an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom. Externally, the enclosed south facing rear garden offers a pleasant and private space to relax and enjoy outdoor dining during the warmer months. To the front, a driveway provides off road parking and leads to an attached garage. The property also falls within the catchment area for the highly regarded Thornden School, adding further appeal to an already desirable location.

ACCOMMODATION:

Ground Floor

Reception Hall:

Stairs to first floor with cupboard under and further storage cupboard.

Cloakroom:

Re-fitted white suite with chrome fitments comprising wash hand basin, WC.

Sitting Room:

14'10" x 10'5" (4.51m x 3.18m). Contemporary style gas fire. (not in working order)

Kitchen/Dining Room:

19'11" x 14' x 8'10" (6.07m x 4.27m x 2.69m). The kitchen area is fitted with an attractive and comprehensive range of cream coloured units with stainless steel furniture and wooden worktops incorporating breakfast bar, stainless steel electric oven and microwave, stainless steel gas hob with extractor hood over, integrated fridge freezer, dishwasher and washing machine, cupboard housing boiler, door to outside, space for table and chairs and double doors to conservatory.

Conservatory:

10'6" x 9'0" (3.20m x 2.75m). Double doors to rear garden, double opening windows.

First Floor

Landing:

Airing cupboard, hatch to loft space.

Bedroom 1:

14'1" x 12'6" (4.28m x 3.81m). Range of fitted wardrobes, further built in wardrobe.

En-suite:

7'2" x 5'8" (2.18m x 1.73m). Re-fitted white suite with chrome fitments comprising corner shower cubicle with glazed screen, wash hand basin with cupboard under, WC.

Bedroom 2:

10'8" x 8'0" (3.26m x 2.46m). Built in wardrobe.

Bedroom 3:

9' x 8'0" (2.74m x 2.45m).

Bathroom:

8'2" x 5'8" (2.49m x 1.73m). Re-fitted white suite with chrome fitments comprising panel bath with mixer tap and shower attachment and glazed screen, wash hand basin, WC.

OUTSIDE

Front:

Gravelled area providing further parking with adjacent lawn. To the side of the property is a parking space in front of the garage and gate to the rear garden.

Rear Garden:

Approximately 34' x 28'" affording a pleasant southerly aspect. Adjoining the house is a decked area leading on to a lawned area enclosed by fencing. Outside tap. Outdoor electrical socket.

Garage:

18'11" x 8'3" (5.77m x 2.52m) A detached single garage is situated alongside the property with light and power.

OTHER INFORMATION

Approximate Age:

1996

Approximate Area:

1218 sq ft / 113 sq m including garage

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Sellers Position:

No forward chain.

Infant/Junior School:

Knightwood Primary School/St.Francis Primary School

Secondary School:

Thornden Secondary School

Council Tax:

Band E

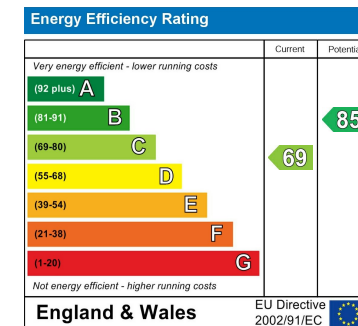
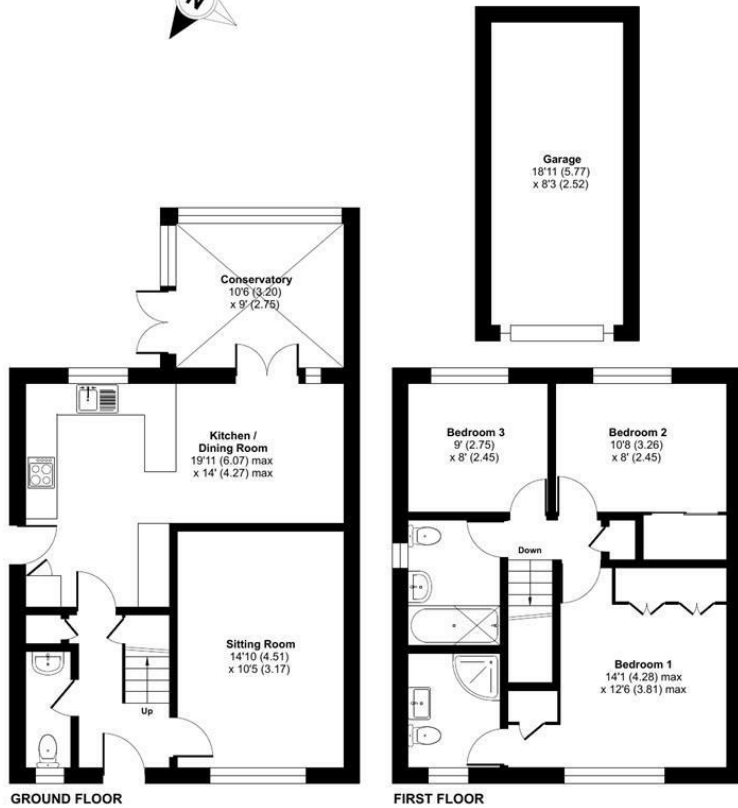
Local Council:

Test Valley Borough Council - 01264 368000

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 = 583 sq ft / 54.1 sq m
 First Floor = 478 sq ft / 44.4 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1218 sq ft / 113 sq m
 For identification only - Not to scale



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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