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47 Kelburn Close, Chandler's Ford, SO53 2PW £435,000

An exceptionally well presented three/four bedroom link detached family home situated within a desirable cul-de-sac forming part of the popular South Millers Dale development. The property affords well proportioned accommodation highlighted by 22'10" sitting/dining room, modern kitchen, conservatory and study/bedroom 4 to the ground floor. On the first floor the three bedrooms benefit from fitted wardrobes and cupboards and the bathroom benefits from a modern white suite. To the side of the house, the garage has been converted to provide a gym/home office. The rear garden measures approximately 33' x 31'. The location is convenient for Chandler's Ford railway station and a range of shops on Hursley Road with the centre of Chandler's Ford being a short distance away.

ACCOMMODATION

Ground Floor

Sitting/Dining Room
22'11" x 15'4" (6.98m x 4.68m) Oak and glass staircase to first floor.

Conservatory:
12' x 6'7" (3.65m x 2.02m) Double doors to rear garden, electric radiator.

Kitchen:
10'2" x 8' (3.10m x 2.44m) Re-fitted range of modern matte white units and wood effect work surfaces, built in electric oven and microwave, electric hob with extractor hood over, space and plumbing for dishwasher, integrated fridge freezer, space and plumbing for washing machine.

Lean-To:
13'4" x 7'1" (4.07m x 2.15m)

Study/Bedroom 4:
13'1" x 9'8" (3.99m x 2.95m) (Measured at mid point) Access to second loft.

Cloakroom:
4' x 3'10" (1.22m x 1.17m) (Measured at mid point) White suite comprising WC, wash hand basin.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
12'3" x 8'1" (3.74m x 2.70m) Fitted wardrobe.

Bedroom 2:
10'6" x 8'11" (3.21m x 2.72m) Fitted wardrobe.

Bedroom 3:
8'10"plus door recess x 6'4" (2.69m plus door recess x 1.93m) Cupboard housing boiler.

Bathroom:
Re-fitted white suite with chrome fitments comprising bath with mixer tap, separate corner shower cubicle with glazed screen, wash basin, w.c.

OUTSIDE

Front:
Area laid to lawn, resin driveway providing off road parking, side access to rear garden.

Rear Garden:
Measures approximately 33' x 31' and comprises area laid to lawn, paved patio area, outside tap, planted bed, side storage area with garden shed, enclosed by fencing.

Gym/Office:
17'1" x 8' (5.22m x 2.43m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
1075sqft/99.8sqm (Including gym)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:

Infant/Junior School:
Chandlers Ford Infant/Merdon Junior School

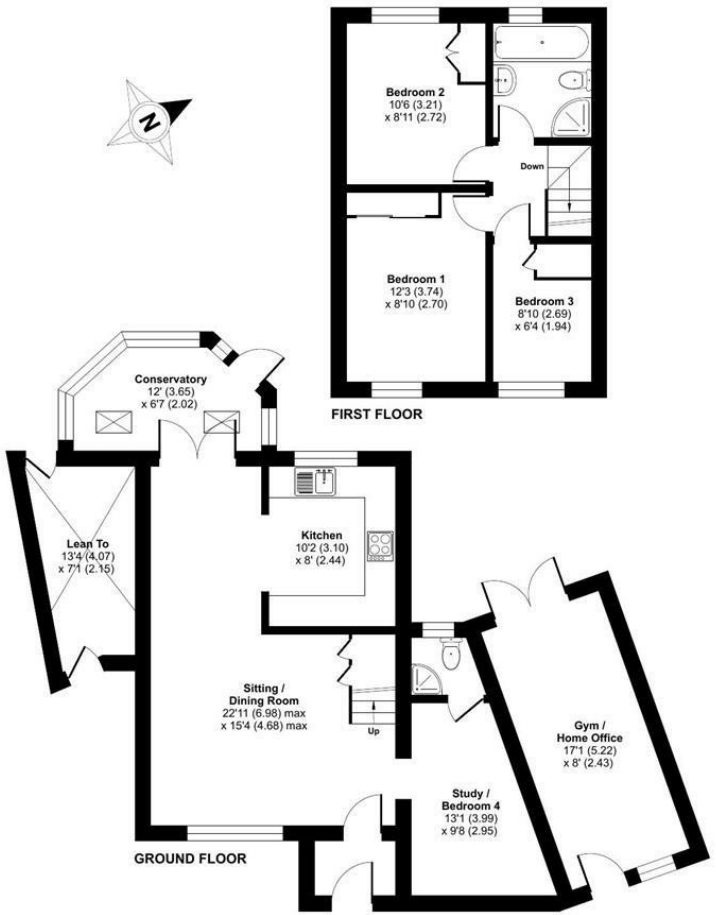
Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council

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.

Ground Floor = 578 sq ft / 53.6 sq m (excludes lean to)
First Floor = 358 sq ft / 33.2 sq m
Gym = 139 sq ft / 12.9 sq m
Total = 1075 sq ft / 99.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sparks Ellison. REF: 1510261

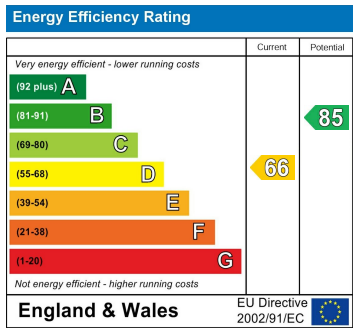












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The Property Ombudsman
NAEA National Association of Estate Agents

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