



sparks ellison

47 Kelburn Close, Chandler's Ford, SO53 2PW

£450,000

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

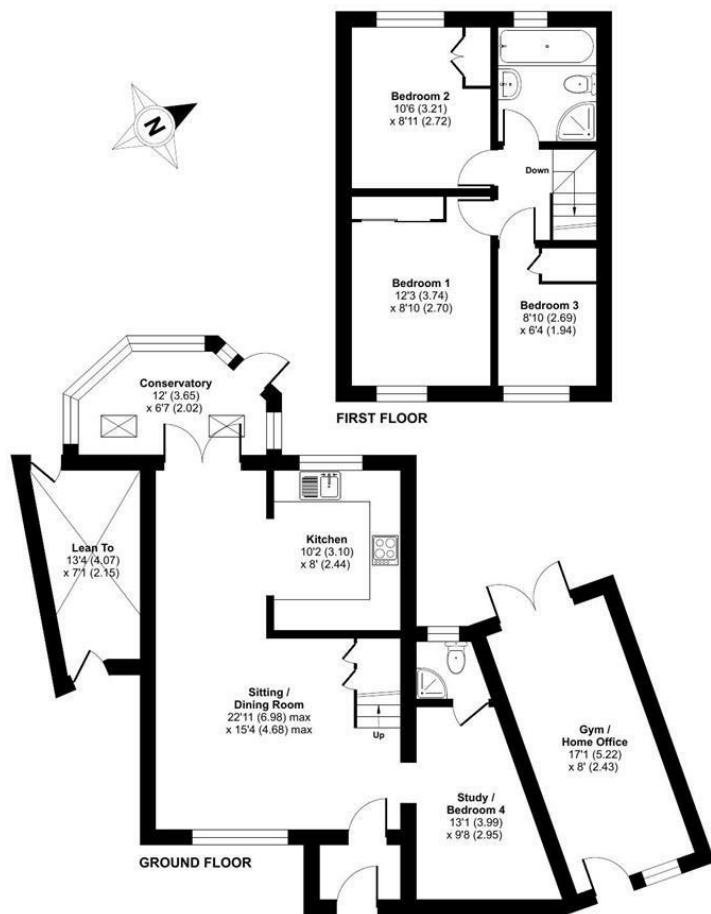
Council Tax:

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). © nrichcom 2026. Produced for Sparks Ellison. REF: 1510261



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



