



Rowe
& Co.

47 Larkspur Drive, Chandler's Ford

Eastleigh

£625,000

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47 Larkspur Drive

Chandler's Ford, Eastleigh

This superb four-bedroom detached family home is situated in the popular Knightswood area and is beautifully presented throughout. The ground floor accommodation comprises an entrance hall, spacious lounge, modern 23ft kitchen / dining room, separate utility room, cloakroom and there is the benefit of an additional reception room which benefits from a shower room. It is currently used as a spacious home office but would accommodate a ground floor bedroom with en-suite. On the first floor are four well-proportioned bedrooms including a master bedroom with en-suite and a family bathroom. Outside benefits include a driveway providing parking and a well-maintained rear garden. We anticipate a high level of interest and early viewing comes highly recommended.

LOCATION

Chandler's Ford is a popular location with a variety of shops, restaurants, and traditional pubs. There are outstanding local primary schools and the ever-sought-after Thornden Secondary school, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. The M3 and M27 are nearby, and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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INSIDE

The front door opens into the entrance hall which has stairs to the first floor and a door leading to the lounge, which has a window to the front aspect and a feature fireplace. An opening leads through to the kitchen/dining room which is a particular feature of the property being a double aspect room measuring 23ft in length. The property has patio doors opening to the rear garden. The kitchen has been fitted with a range of wall and base units with work tops over. There is a double oven, hob with extractor and space for appliances along with a larder cupboard. The utility room has a door to the rear garden, tiled floor, space for appliances with work top over. The cloakroom has been fitted with a WC and sink unit. To the front of the property there is the home office which has a window to the front and side aspects. There is the benefit of a shower room which has been fitted with a walk-in shower sink unit and WC and complementary tiling. On the first floor the landing provides access to all the bedrooms and the airing cupboard and the family bathroom. The master bedroom has a window to the front of the property and is fitted with wardrobes, there is an en-suite which has a window to the side and is fitted with a shower, sink unit and WC complementary tiling. Bedroom two can also be found to the front of the property with fitted wardrobes. Both bedrooms three and four can be found to the rear of the property with windows overlooking the rear garden. The family bathroom has been fitted with a white suite comprising of a panelled bath, sink unit, WC. There is a large boarded attic space ideal for storage.

OUTSIDE

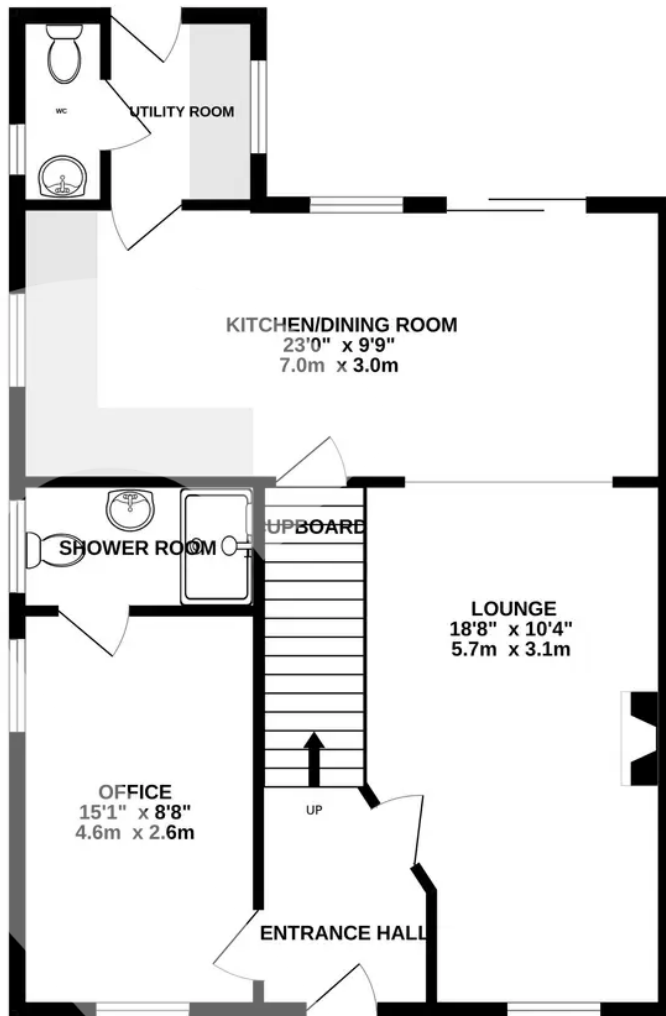
To the front of the property there is a driveway providing parking for two cars along with a front garden. The beautiful rear garden provides a porcelain paved seating area ideal for entertaining, the garden is laid to lawn with flower and shrub borders, there is a large storage shed and gated pedestrian side access to the rear.



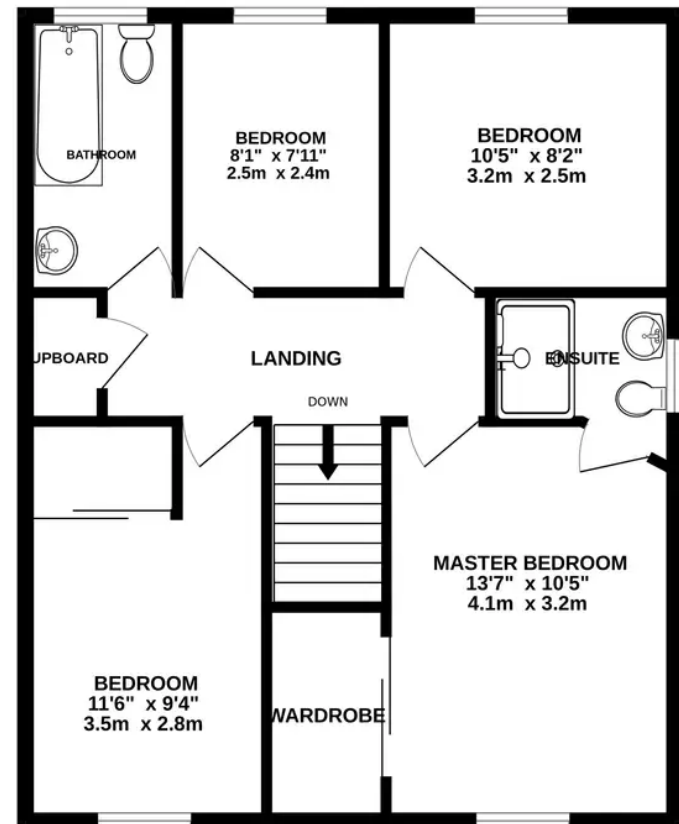
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

