





# 1 Colvin Gardens, Chandler's Ford, SO53 1JR

£825,000

A beautifully designed five bedroom detached home providing spacious well proportioned accommodation which to the ground floor features a stunning open plan kitchen which has been re-fitted by the current owners. Additionally there is a good size sitting room and family room to the ground floor and on the first floor the five bedrooms are all of generous size with bedrooms one and two benefitting from en-suite facilities. Further attributes include a double garage and school catchments to include Thornden Secondary School.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

19'4" in length (5.89 in length)

Feature staircase to first floor, coats cupboard.

#### Cloakroom:

White suite comprising wash basin, w.c., tiled floor.

#### Sitting Room:

17'2" x 11'10" (5.23 x 3.61)

Fireplace with inset gas coal effect fire, double doors to family room.

#### Dining Room:

11'10" x 10'3" (3.61 x 3.12)

Double doors to rear garden.

#### Kitchen/Breakfast Room:

15'2" x 9'10" (4.62 x 3.00)

A stunning open plan L-shaped room. The kitchen area measures 15'2" x 9'10" and has been re-fitted with a range of white gloss units, double electric oven, gas hob with extractor hood over, integrated dishwasher, space for up-right fridge freezer.

Breakfast Area: 13'5" x 9'4". Part vaulted ceiling, double doors to rear garden, feature window overlooking rear garden, tiled flooring throughout.

#### Utility Room:

10'9" x 5'2" (3.28 x 1.57)

Space and plumbing for appliances, tiled floor, boiler, understairs cupboard, door to outside and garage.

### First Floor

#### Landing:

20'1" x 6'4" (6.12 x 1.93)

Hatch to loft space, airing cupboard.

#### Bedroom 1:

16'2" x 10'9" excluding door recess (4.93 x 3.28 excluding door recess)

Extensive range of fitted wardrobes.

#### En-Suite:

8'4" x 6'3" (2.54 x 1.91)

White suite comprising double width shower cubicle, wash basin, w.c.

#### Bedroom 2:

12'2" x 10'0" (3.71 x 3.05)

Built in wardrobe.

#### En-Suite:

9'3" x 4'0" (2.82 x 1.22)

White suite comprising double width shower cubicle, wash basin, w.c.

#### Bedroom 3:

14'8" x 9'2" (4.47 x 2.79)

Built in wardrobe.

#### Bedroom 4:

11'0" x 11'0" (3.35 x 3.35)

Built in wardrobe.

#### Bedroom 5:

10'0" x 8'10" (3.05 x 2.69)

#### Bathroom:

8'8" x 5'10" (2.64 x 1.78)

White suite comprising bath, separate shower cubicle, wash basin, w.c., tiled floor.

## OUTSIDE

#### Front:

Double width driveway, adjacent lawn, side access to rear garden.

**Rear Garden:**

Approximately 46' x 43'7". A full width patio adjoins the house leading onto a lawned area surrounded by planted borders and enclosed by fencing.

**Double Garage:**

17'9" x 16'4" x 15'1" (5.41 x 4.98 x 4.60)

Light and power.

**OTHER INFORMATION****Tenure:**

Freehold

**Approximate Age:**

Circa 2000

**Approximate Area:**

173sqm/1862sqft (Details taken from EPC)

**Sellers Position:**

Looking for forward purchase

**Heating:**

Gas central heating

**Windows:**

UPVC double glazed windows

**Infant/Junior School:**

Chandlers Ford Infant School/Merdon Junior School

**Secondary School:**

Thornden Secondary School

**Council Tax:**

Band G

**Local Council:**

Eastleigh Borough Council

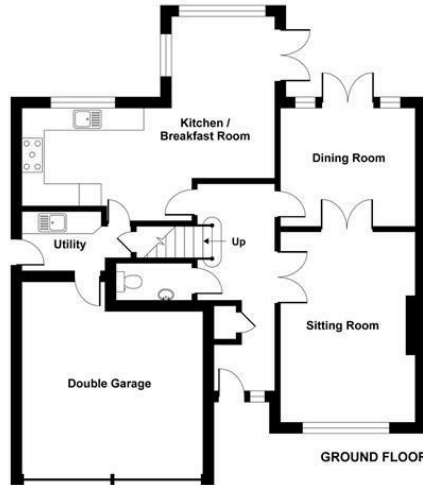




Ground Floor = 852 sq ft / 79.1 sq m  
 First Floor = 1062 sq ft / 98.6 sq m  
 Garage = 259 sq ft / 24 sq m  
 Total = 2173 sq ft / 201.8 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2021. Produced for Sparks Ellison. REF: 702833



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