



1 Tomkyns Close, Chandler's Ford, SO53 4HL

£450,000

A modern three bedroom detached family home situated in a pleasant cul de sac location within the popular Knightwood Park development. The ground floor offers two reception rooms along with a kitchen whilst, on the first floor, the master bedroom boasts an en suite shower room. Externally there is a driveway leading to the garage and an enclosed rear garden. Knightwood Park is blessed with an array of amenities including shops, health practices, public house, schooling and Knightwood Leisure Centre. Tomkyns Close also sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:

5'1" x 2'8" (1.54m x 0.81m) White suite with chrome fittings comprising low level wc, wash hand basin.

Sitting Room:

15'9" x 10'1" (4.80m x 3.07m) Doors to rear garden.

Dining Room:

9'10" x 8'4" (3m x 2.53m)

Kitchen:

12'9" x 7'2" (3.89m x 2.17m) plus further recess. Built in double oven, fitted induction hob and fitted extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, built in wine fridge built in larder cupboard.

FIRST FLOOR

Landing:

Bedroom 1:

12'10" x 8'9" (3.91m x 2.66m)

En-Suite:

6'9" x 4'1" (2.05m x 1.24m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, low level wc.

Bedroom 2:

10'1" x 9'1" (3.07m x 2.76m) Built in airing cupboard housing hot water tank, access to loft space.

Bedroom 3:

7'1" x 6'5" (2.15m x 1.95m)

Bathroom:

6'9" x 5'6" (2.05m x 1.68m) White suite with chrome fittings comprising bath with shower over, wash hand basin, low level wc.

Front:

Area laid to lawn, variety of plants and shrubs, pathway to front door, side pedestrian access to rear garden, driveway providing off road parking.

Rear Garden:

Measures approximately 34' x 28", area laid to lawn, area laid to timber decking, paved patio area, outside tap.

Garage:

19'11" x 9'9" (6.07m x 2.98m) Up and over door, power and light and courtesy door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1999

Approximate Area:

882sqft/81.9sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder connected

Infant/Junior School:

Knightwood Primary School

Secondary School:

Thornden Secondary School

Local Council:

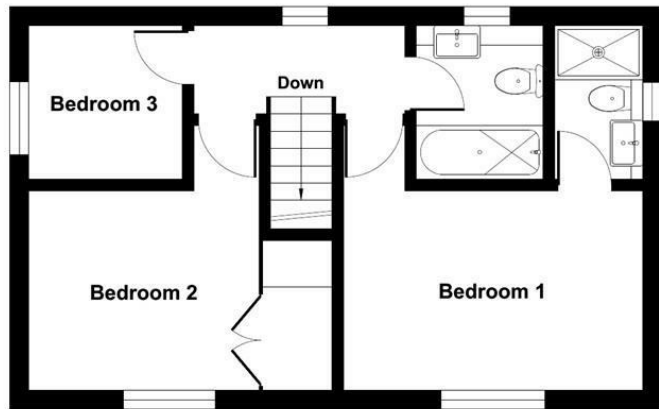
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Council Tax:

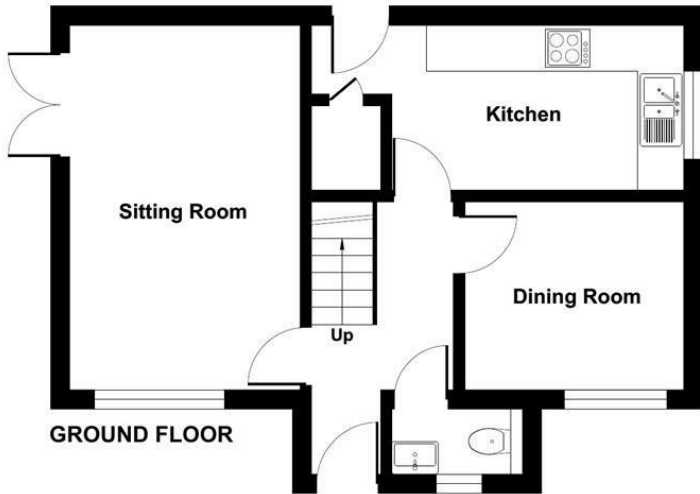
Band D



Ground Floor = 460 sq ft / 42.7 sq m
 First Floor = 422 sq ft / 39.2 sq m
 Total = 882 sq ft / 81.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Sparks Ellison. REF: 1069281



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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