



sparks ellison

# 2 Dale Green, Chandlers Ford, SO53 1TS

£550,000

An immaculately presented four bedroom detached home which has been extended to provide four good size bedrooms together with a modern en-suite and family bathroom on the first floor. On the ground floor the property now affords particularly spacious and flexible living accommodation to incorporate a 19'3" reception hall, 19'4" sitting room with open fireplace, 18'5" family room and kitchen leading onto a 17' dining area/snug. In addition to this is a utility room and cloakroom. The property is neatly tucked away on the popular North Millers Dale development which itself benefits from a nature reserve and woodland walks and gastro pub whilst also being within the catchments for the popular Hiltingbury and Thornden schools.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

19'3" (5.87m) Stairs to first floor with cupboard under.

#### Cloakroom:

White suite with chrome fittings comprising wash basin, w.c.

#### Sitting Room:

19'4" x 11' (5.89m x 3.35m) Open fireplace, dual aspect windows, double doors to rear garden.

#### Family Room:

18'5" x 8'6" (5.61m x 2.59m) Dual aspect windows.

#### Kitchen:

11'5" x 9'10" (3.48m x 3.00m) Range of units, space and plumbing for appliances, cupboard housing boiler, open plan to:

#### Dining Area/Snug:

17' x 11'1" (5.18m x 3.38m) Double doors to rear garden, dual aspect.

#### Utility Room:

9'8" x 4'9" (2.95m x 1.45m) Range of units, space and plumbing for appliances, sink unit, door to outside.

### FIRST FLOOR

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

14'5" x 11'7" max (4.39m x 3.53m) Built in cupboard.

#### En-suite:

8'2" x 5'1" (2.49m x 1.55m) Modern white suite comprising corner shower cubicle, wash basin with storage under, w.c.

#### Bedroom 2:

12' x 11' (3.66m x 3.35m)

#### Bedroom 3:

9'8" x 9'7" (2.95m x 2.92m)

#### Bedroom 4:

11' x 7' (3.35m x 2.13m)

#### Bathroom:

9'8" x 6'4" (2.95m x 1.93m) Modern white suite with chrome fittings comprising P shaped bath with shower unit over and glazed screen, wash basin with storage under, w.c.

### OUTSIDE

#### Front:

To the front of the property is a garden neatly enclosed by walling and fencing creating an attractive courtyard feel with lawned areas, flower and shrub borders and access to rear garden.

#### Rear Garden:

Approximately 40' x 33'. Adjoining the house is a paved patio and pergola leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing and walling. A brick paved area to the side of the house continues to a path with access to garage and gate to rear.

#### Garage:

17'2" x 8'6" (5.23m x 2.59m) Light and power, roof storage space, off street parking.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1980's

#### Approximate Area:

1768sqft/164.3sqm

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band E

#### Local Council:

Eastleigh Borough Council - 02380 688000

#### Loft Space:

Main roof part boarded and light connected. Loft space above family room is boarded with ladder & light connected

Ground Floor = 929 sq ft / 86.3 sq m  
 First Floor = 695 sq ft / 64.6 sq m  
 Garage = 144 sq ft / 13.4 sq m  
 Total = 1768 sq ft / 164.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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). © richiecom 2024. Produced for Sparks Ellison. REF: 1083513

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