



# 33 Wild Arum Way, Knightwood Park, SO53 4LU

£375,000

A modern three bedroom semi detached family home situated on the ever popular Knightwood Park development that benefits from local schooling, shops, health practices, public house, Knightwood Leisure Centre and options for a variety of woodland walks. No.33 benefits from a downstairs cloakroom, two reception rooms, a westerly facing rear garden and garage with driveway parking.

## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall:**  
Stairs to first floor.

**Cloakroom:**  
5'4" x 3' (1.63m x 0.91m) White suite with chrome fittings comprising wash hand basin, WC.

**Sitting Room:**  
16'2" x 11'6" (4.93m x 3.51m) Under stairs storage cupboard, fireplace surround and hearth with inset coal effect gas fire.

**Dining Room:**  
10' x 7'3" (3.05m x 2.21m)

**Kitchen:**  
10' x 7'5" (3.05m x 2.26m) Built in double oven, built in gas hob, fitted extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher.

### FIRST FLOOR

**Landing:**  
Access to loft space.

**Bedroom 1:**  
14'3" x 8'1" (4.34m x 2.46m) Built in double wardrobe.

**Bedroom 2:**  
9'9" x 8'4" (2.97m x 2.54m) Built in wardrobe.

**Bedroom 3:**  
11'6" x 6'6" (3.51m x 1.98m) Built in airing cupboard.

**Bathroom:**  
6'4" x 6'3" (1.93m x 1.91m) White suite with chrome fittings comprising bath with power shower over, wash hand basin, WC.

### OUTSIDE

#### Front:

Area laid to lawn, planted bed, pathway to front door.

#### Rear Garden:

Measures approximately 34' x 16' Westerly facing with area laid to timber deck, area laid to lawn, planted beds, outside tap, water softener.

#### Garage:

16'3" x 8'3" (4.95m x 2.51m) With up and over door, power and light, personal door to garden. To the front of the garage is a driveway.

### OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1997/8

**Approximate Area:**  
75.1sqm/809sqft

**Sellers Position:**  
Looking for forward purchase but may consider vacating

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Infant/Junior School:**  
Knightwood Primary School/St. Francis Primary School

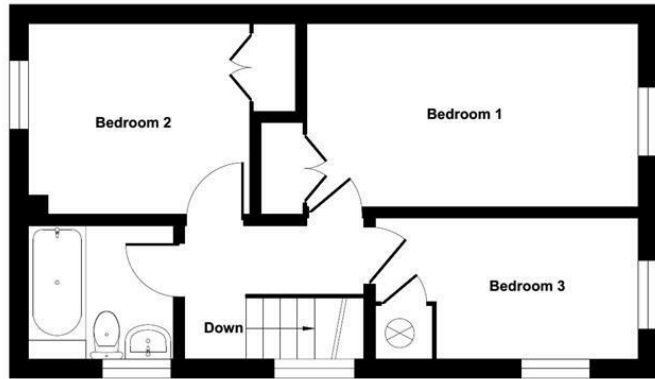
**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band D

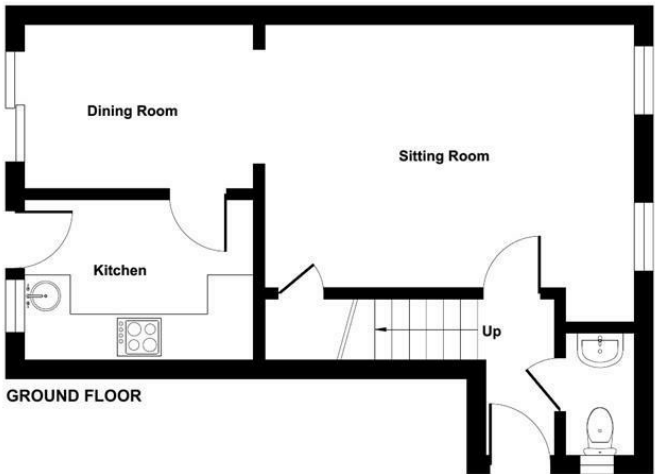
**Local Council:**  
Test Valley Borough Council - 01264 368000



Ground Floor = 418 sq ft / 38.8 sq m  
 First Floor = 391 sq ft / 36.3 sq m  
 Total = 809 sq ft / 75.1 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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1097696



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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