



2 Dee Close, Chandler's Ford, SO53 4QA

£575,000

A four bedroom family home providing a particularly outstanding kitchen/dining/family room measuring 25'7" x 20'5" which is the centrepiece of this magnificent family home situated in Valley Park. The property is presented in excellent condition throughout with the kitchen/dining/family room providing a comprehensive range of white gloss units with quartz worktops and fully integrated appliances together with ample space for sofas, and table and chairs with bi-fold doors to the rear garden. Complementing this on the ground floor is the sitting room, utility room and cloakroom. On the first floor are four double bedrooms, three of which benefit from built in wardrobes together with a modern en-suite and family bathroom. In addition to this is a driveway affording parking for two cars with a pleasant rear garden providing a westerly aspect. Dee Close is situated in the heart of Valley Park which itself benefits from woodland walks and parks, together with local shops and schooling in Pilgrims Close.

ACCOMMODATION

Ground Floor

Reception Hall:

Oak floor, staircase with glass panels and oak balustrade to the first floor with cupboard under.

Cloakroom:

White suite comprising wash basin, wc,.

Sitting Room:

17'9" x 10'9" (5.41m x 3.28m) Fireplace with gas coal effect fire, oak floor.

Kitchen/Dining/Family Room:

25'7" x 20'5" (7.80m x 6.22m) The kitchen area benefits from a comprehensive range of white gloss units with quartz worktops, two electric Neff ovens with full height fridge and freezer either side, integrated dishwasher and wine cooler, Neff induction hob with pop up extractor fan positioned within an island unit, space for table and chairs, space for sofas with bi-fold doors to rear garden, tiled floor throughout, part vaulted ceiling.

Utility Room:

7'7" x 6' (2.31m x 1.83m) Space and plumbing for appliances, cupboards, tiled floor, door to storage room.

Storage Room:

10'4" x 8' (3.15m x 2.44m) (The front section of the former garage) Electric roller door, boiler.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

14'3" x 8'4" (4.34m x 2.54m) Built in wardrobe, built in cupboard, feature panelled wall.

En-Suite Shower Room:

6'3" x 5' (1.91m x 1.52m) Modern white suite comprising shower cubicle with glazed screen, wash basin, wc, tiled walls and floor.

Bedroom 2:

12'9" x 7'8" (3.89m x 2.34m) Built in wardrobe.

Bedroom 3:

16'2" x 6'7" (4.93m x 2.01m) Built in wardrobe.

Bedroom 4:

10' x 9'3" (3.05m x 2.82m)

Bathroom:

6'6" x 5'6" (1.98m x 1.68m) Modern white suite comprising bath with shower unit over and glazed screen, wash basin, wc, tiled walls and floor.

OUTSIDE

Front:

To the front of the property is a driveway affording off street parking for two vehicles, side path and gate to rear garden.

Rear Garden:

Approximately 35' x 30' (rear of property measurement) Adjoining the rear of the house is a paved patio leading onto a lawned area enclosed by fencing, enjoying a pleasant westerly aspect.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

1568sqft/145.7sqm (including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

St Francis Primary School

Secondary School:

Toynbee Secondary School

Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

Band E

Ground Floor = 862 sq ft / 80.1 sq m
 First Floor = 632 sq ft / 58.7 sq m
 Garage = 74 sq ft / 6.9 sq m
 Total = 1568 sq ft / 145.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		69	
(55-68) D			
(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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