



Sparks Ellison
Yale

5 Balmoral Close, Chandler's Ford, SO53 1TG

£625,000

A wonderful four bedroom detached family home extended on the first floor to provide a fabulous main bedroom and re-fitted en-suite shower room, together with three further bedrooms and main re-fitted shower room. On the ground floor the reception hall leads to the 18' x 16'3" sitting room together with the open plan 18' x 9'3" kitchen dining space. The property enjoys a rear garden measuring approximately 75' wide x 30' in depth and a larger than average double garage provides a utility area and potential to convert into further ground floor accommodation (subject to normal consents). Balmoral Close is pleasantly situated in the heart of North Millers Dale which itself benefits from the Flexford nature reserve and woodland walks together with a gastro pub. School catchments also include the popular Hilingbury and Thornden schools.

ACCOMMODATION

Ground Floor

Entrance Vestibule:

Tiled floor, storage cupboard.

Cloakroom:

Re-fitted modern white suite comprising wash basin with cupboard under, wc, tiled walls and floor, mirror and light.

Reception Hall:

tiled floor, stairs to first floor.

Sitting Room:

18' x 16'3" (5.49m x 4.95m) Double doors to rear garden.

Kitchen/Dining Room:

18' x 9'3" (5.49m x 2.82m) The kitchen area is fitted with a range of units, electric oven, gas hob with extractor hood over, space and plumbing for a dishwasher, space for fridge/freezer, under stairs storage recess. The dining area affords space for table and chairs, tiled floor throughout.

First Floor

Landing:

Hatch to loft space, linen cupboard.

Bedroom 1:

13' x 12'4" (3.96m x 3.76) Measurement up to range of wall to wall fitted wardrobes, airing cupboard.

En-Suite Shower Room:

9'3" x 7'6" (2.82m x 2.29m) Re-fitted modern white suite comprising double width walk in shower with glazed screen, two wash basins with storage under, wc, tiled walls and floor, mirror with light and heating.

Bedroom 2:

18'1" x 9'7" (5.51m x 2.92m) (formerly two rooms and could be easily converted back to a five bedroom home).

Bedroom 3:

11'5" x 10'9" (3.48m x 3.28m)

Bedroom 4:

7'9" x 7' (2.36m x 2.13m)

Shower Room:

6' x 5'5" (1.83m x 1.65m) Re-fitted modern white suite comprising walk in shower with glazed screen, wash basin with cupboard under, wc, tiled walls and floor, mirror with light.

OUTSIDE

Front:

To the front of the property is a driveway affording parking for three vehicles, lawned area with planted border, side gate to rear garden.

Rear Garden:

The rear garden is approximately 75' wide x 30' deep with patio area, lawn, well stock shrub and hedge borders enclosed by fencing, greenhouse.

Double Garage:

21'7" x 16'10" (6.58m x 5.13m) To the side of the garage is a utility area with space and plumbing for appliances and sink unit, boiler, door to rear garden, two electric roller doors, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980

Approximate Area:

1794sqft/166.7sqm (Including limited use areas)

Sellers Position:

Looking for forward purchase (found property to purchase)

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Hilingbury Infant/Junior School

Secondary School:

Thornden Secondary School

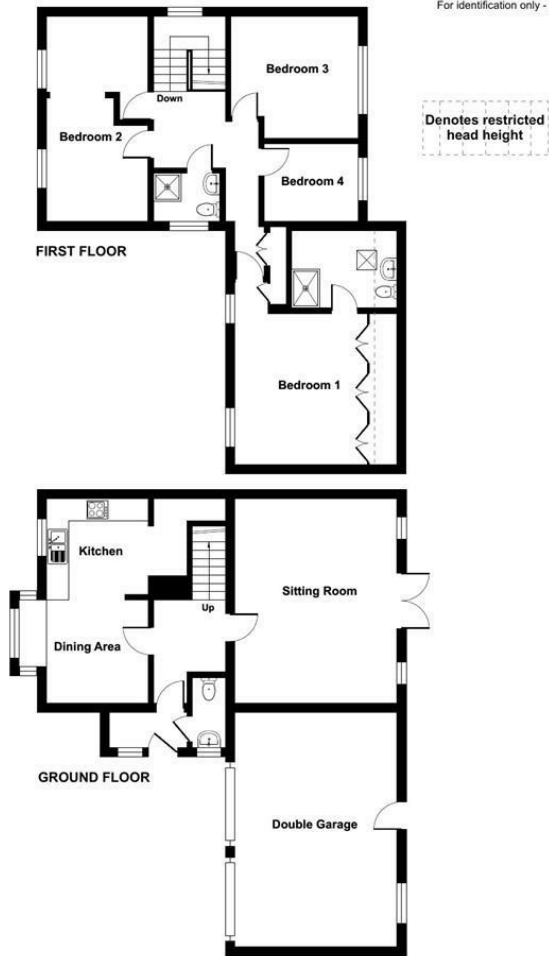
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E

Ground Floor = 953 sq ft / 88.5 sq m (includes garage)
 First Floor = 799 sq ft / 74.2 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Total = 1794 sq ft / 166.7 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			81
(69-80) C		67	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1132232

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