



sparks ellison

# 5 Wild Cherry Way, Chandler's Ford, SO53 4LW

£550,000

A delightful modern 4 bedroom detached family home pleasantly situated within the Knightwood Park area which itself offers an excellent range of day to day amenities to include schooling and shopping in Pilgrims Close, leisure centre and woodland walks. The house itself is presented to a high standard with a particular feature being the modern fitted kitchen/dining room together with a 20'6" sitting room and additional living room. On the first floor the main bedroom benefits from a modern fitted en-suite and three bedrooms with a modern fitted bathroom. To the front of the property is a double width driveway and storage room which was formally the front section of the garage.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Wooden flooring, staircase to first floor with cupboard under.

#### Cloakroom:

Re-fitted white suite comprising wash basin, wc.

#### Sitting Room:

20'6" x 10'11" (6.25m x 3.33m) Bay window to front, fireplace with gas fire.

#### Family Room:

11'10" x 9'4" (3.61m x 2.84m) Wooden flooring.

#### Kitchen/Dining Room:

16'6" x 14'8" (5.03m x 4.47m) An attractive range of modern contemporary style re-fitted units with stainless steel furniture, stainless steel electric double oven with gas hob and extractor canopy over, glass breakfast bar with LED lighting, integrated dishwasher, integrated fridge freezer, larder rack, bi-fold doors to rear garden, door to side path, tiled flooring with under floor heating.

#### Utility Room:

8'7" x 7'9" (2.62m x 2.36m) Range of units, space and plumbing for appliances, cupboard housing boiler, tiled flooring with under floor heating (this room has been formed from the rear end of the garage).

### First Floor

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

12'2" x 11' (3.71m x 3.35m)

#### En-Suite:

Modern fitted white suite with chrome fitments comprising double width shower cubicle with glazed screen, wash hand basin, WC, tiled walls and floor.

#### Bedroom 2:

10'10" x 9'7" (3.30m x 2.92m)

#### Bedroom 3:

8' x 7'5" (2.44m x 2.26m)

#### Bedroom 4:

8'10" x 6'6" (2.69m x 1.98m)

#### Bathroom:

6'10" x 5'6" (2.08m x 1.68m) Modern fitted white suite with chrome fitments comprising panel bath with mixer tap and shower attachment, wash hand basin, WC, tiled walls and floor.

## OUTSIDE

### Front:

To the front of the property is a double width driveway affording off street parking with adjacent gravelled area, side path and gate to rear garden.

### Rear Garden:

The rear garden measures approximately 42' x 30'9". Across the rear of the house is a full width paved terrace leading on to a lawned area with curved retaining wall leading up to a full width sun deck. The gardens are enclosed by walling and fencing with flower and shrub borders.

### Storage Room:

8'7" x 8'3" (2.62m x 2.51m) (Front end of former garage) Light and power connected.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1997

### Approximate Area:

125.8sqm/1356sqft (Including outbuilding)

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Light connected

### Infant/Junior School:

Knightwood Primary School or St Francis C of E Primary School

### Secondary School:

Thornden Secondary School

### Local Council:

Test Valley Borough Council 01264 368000

### Council Tax:

Band E



Ground Floor = 751 sq ft / 69.7 sq m  
 First Floor = 534 sq ft / 49.6 sq m  
 Outbuilding = 71 sq ft / 6.5 sq m  
 Total = 1356 sq ft / 125.8 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) <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	

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