



sparks ellison

19 Ormesby Drive, Chandler's Ford, SO53 1SH

£425,000

A modern three bedroom detached family home situated in the popular North Millers Dale area which itself benefits from Flexford Nature Reserve and woodland walks, and the Hiltonbury Farmhouse gastro pub. The property also falls with the catchments for the popular Hiltingbury and Thornden schools as well as being within walking distance to local shops on Ashdown Road and Hiltingbury Road. The house itself benefits from features such as 24'10" living/dining room, 18'2" conservatory, parking for three to four cars and a garage.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor.

Cloakroom:

Wash basin, wc.

Sitting/Dining Room:

24'10" x 10'10" x 9'6" (7.57m x 3.30m x 2.90m) Extending to 14'6" (4.42m) With under stairs storage cupboard, patio doors to conservatory.

Conservatory:

18'2" x 9'10" (5.54m x 3.00m) Radiator, double doors to rear garden, door to garage.

Kitchen:

11' x 7'9" (3.35m x 2.36m) Range of units, electric oven and hob, space and plumbing for appliances.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

11'6" x 11'9" (3.51m x 3.58m)

Bedroom 2:

12'6" x 10'6" (3.81m x 3.20m)

Bedroom 3:

9'10" x 10' (3.00m x 3.05m)

Bathroom:

6'10" x 5'5" (2.08m x 1.65m) Suite comprising bath with mixer tap and shower attachment, wash basin, wc, tiled floor.

OUTSIDE

Front:

To the front of the property is a driveway that affords parking for three to four cars and side access to rear garden.

Rear Garden:

Approximately 30' x 29'6" Adjoining the house is a patio leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing.

Garage:

18'8" x 8'4" (5.69m x 2.54m) Door to rear garden, light and power, space and plumbing for washing machine, boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

Cira 1980

Approximate Area:

114.3sqm/1230sqft (Including garage)

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

Local Council:

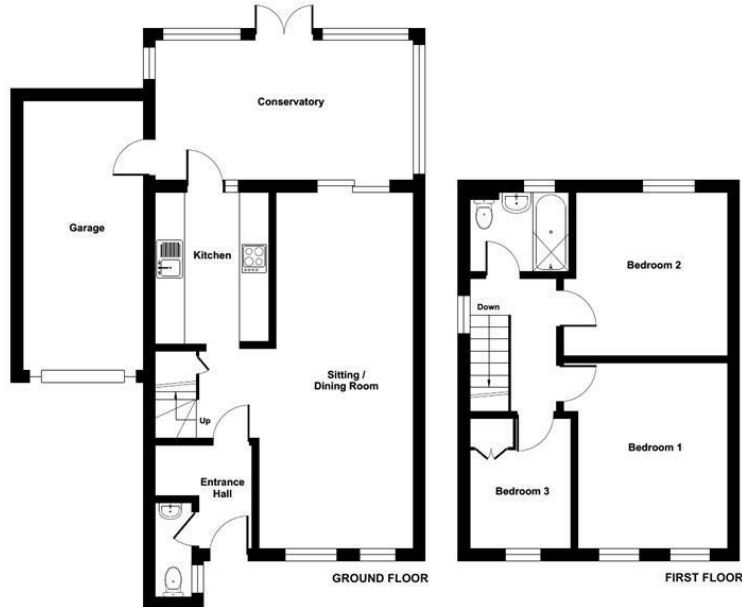
Eastleigh Borough Council - 02380 688000

Council Tax:

Band D



Ground Floor = 635 sq ft / 59 sq m
 First Floor = 440 sq ft / 40.9 sq m
 Garage = 155 sq ft / 14.4 sq m
 Total = 1230 sq ft / 114.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1151981

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(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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