



# 5 Nichol Road, Chandler's Ford, SO53 5AY

£995,000

An impressive detached family home set within an attractive plot measuring approximately 0.24 acres and within catchment for both Hiltingbury and Thornden Schools. The property boasts spacious living accommodation including an impressive Kitchen/Dining/Family room providing the hub of the home, a 22' Sitting Room and a study on the ground floor, with four bedrooms and three bathrooms on the first floor. A large driveway provides off road parking for several vehicles and there is also a garage. An attractive westerly facing 110' rear garden provides excellent outdoor family space.

## ACCOMMODATION:

### Ground Floor:

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

6'5" x 3'1" (1.96m x 0.94m) White suite with chrome fittings comprising wash hand basin, WC.

#### Utility Room:

10'9" x 5'10" (3.28m x 1.78m) Plumbing for washing machine, wall mounted boiler.

#### Kitchen/Dining/Family Room:

22'3" max x 19'1" max (6.78m x 5.82m) Two built in double ovens, built in induction hob, space for fridge freezer, integrated dishwasher, fitted breakfast bar, integrated wine cooler, built in larder, space for table and chairs, space for sofas.

#### Sitting Room:

22'3" x 15'9" (6.78m x 4.80m) Fitted log burner.

#### Study:

10'11" x 6'7" (3.33m x 2.01m)

### First Floor:

#### Landing:

Built in airing cupboard housing hot water tank.

#### Bedroom 1:

19'10" x 12'7" (6.05m x 3.84m) Range of fitted wardrobes along one wall.

#### En Suite:

11'4" x 3' (3.45m x 0.91m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

#### Bedroom 2:

13'9" x 10'6" (4.19m x 3.20m) Fitted wardrobes.

#### En Suite:

6'6" x 5'10" (1.98m x 1.78m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

#### Bedroom 3:

17'1" x 10'9" (5.21m x 3.28m)

#### Bedroom 4:

10'9" x 9'5" 3.28m x 2.87m) Built in wardrobe.

### Bathroom:

10'11" x 6'6" (3.33m x 1.98m) White suite with chrome fittings comprising bath, shower in cubicle, wash hand basin with drawers under, WC.

### OUTSIDE:

#### Front:

Area laid to lawn, large driveway providing off road parking for several vehicles, side access to rear garden.

#### Rear Garden:

Measures approximately 110' x 50' Benefitting from a pleasant westerly aspect with two paved patio areas, area laid to lawn, variety of mature plants, bushes, shrubs and trees.

#### Garage:

18'9" x 10'6" Electric roller door, power and light, water tap.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1957

#### Approximate Area:

195.8sqm/2109sqft

#### Sellers Position:

Purchasing onwards

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Local Council:

Eastleigh Borough Council - 02380 688000

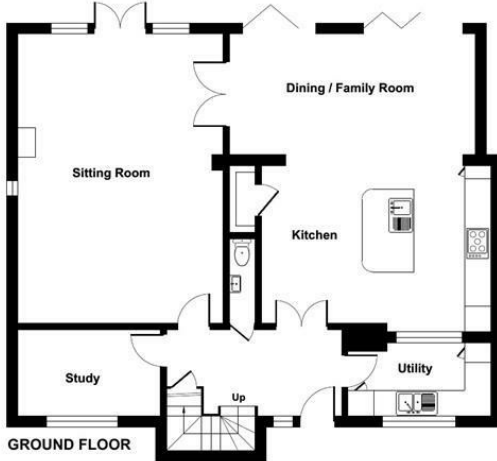
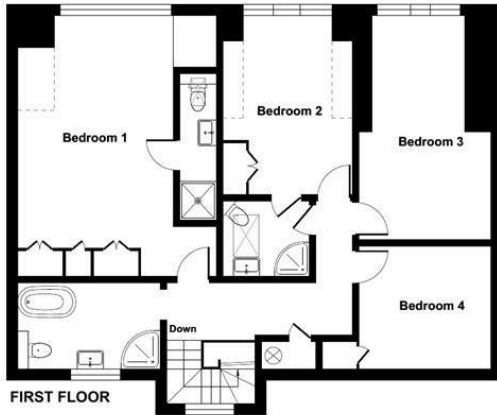
#### Council Tax:

Band E



Denotes restricted head height

Ground Floor = 1093 sq ft / 101.5 sq m  
 First Floor = 970 sq ft / 90.1 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Total = 2109 sq ft / 195.8 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	

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024.  
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