



40 Donnington Drive, Chandler's Ford, SO53 3PB

£425,000

A modern three bedroom detached family home offered for sale with no forward chain. The property has been extended at the rear to provide a really good size kitchen/dining room with a number of built in appliances and overlooking the rear garden. There is also a sitting room and cloakroom on the ground floor. Upstairs, three bedrooms share the family bathroom. Externally there is a good size frontage with garden and driveway which leads to the garage whilst to the rear is a pleasant, enclosed garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:
5'5" x 2'9" (1.65m x 0.84m) Comprising wash hand basin, wc.

Sitting Room:
14'4" x 12'7" (4.37m x 3.84m) Feature fireplace surround and hearth with inset gas fire.

Kitchen/Dining Room:
24'5" x 10'3" (7.44m x 3.12m) Built in oven, built in micro/combi oven, built in gas hob, fitted extractor hood, built in wine cooler, integrated fridge, integrated dishwasher, under stairs storage cupboard.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard.

Bedroom 1:
12'5" x 8'5" (3.78m x 2.57m) Built in wardrobes.

Bedroom 2:
10'1" x 9'2" (3.07m x 2.79m)

Bedroom 3:
9'4" x 7'3" (2.84m x 2.21m) Built in wardrobe.

Bathroom:
6'5" x 6'1" (1.96m x 1.85m) Bath with shower over, wash hand basin, wc.

OUTSIDE

Front:
Area laid to lawn, pathway to front door, side access to rear garden, driveway providing off road parking.

Rear Garden:

Measures approximately 35' x 32' and comprises paved patio area, area laid to lawn, planted beds, mature hedgerow, outside taps.

Garage:

18'6" x 8'3" (5.64m x 2.51m) Electric roller door, power and light, wall mounted boiler.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980's

Approximate Area:
96.9sqm/1045sqft (Including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

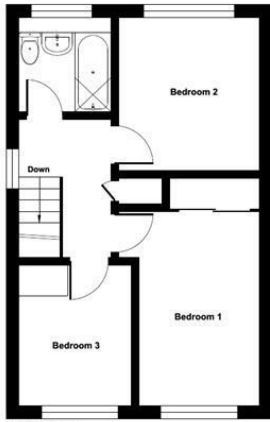
Infant/Junior School:
St. Francis Primary School

Secondary School:
Toynbee Secondary School

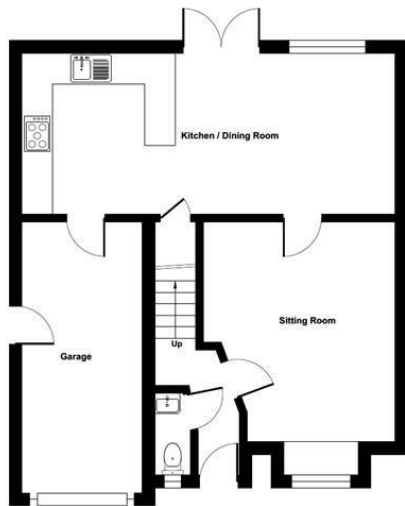
Council Tax:
Band D

Local Council:
Test Valley Borough Council - 01264 368000

Ground Floor = 510 sq ft / 47.3 sq m
 First Floor = 397 sq ft / 36.8 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1045 sq ft / 96.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1179710



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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