



sparks ellison

4 Ionic Close, Chandler's Ford, SO53 2NR

£450,000

A three bedroom detached home situated in the popular Scantabout area which is conveniently placed for access to the local Scantabout school and within the catchment for the popular Thornden secondary school. The centre of Chandlers Ford is also within walking distance as are bus services to Southampton and Winchester, with Junction 12 of the M3 being a short drive away. The property is offered for sale with no forward chain and benefits from a good size frontage measuring approximately 48' and rear garden with pleasant westerly aspect together with a good size sitting/dining room, three generous bedrooms with wardrobes and single garage.

ACCOMMODATION

Ground Floor

Reception Hall:

Cloakroom:
Wash basin, wc.

Sitting/Dining Room:

An L shaped room with feature fireplace to the sitting area, patio doors to conservatory.

Conservatory:
Tiled floor, door to garden.

Kitchen:
Range of units, electric double oven, microwave, gas hob, under stairs storage cupboard, door to outside.

Landing:
Airing cupboard housing boiler.

Bedroom 1:
Built-in wardrobe.

Bedroom 2:
Built in wardrobe and further fitted wardrobe and drawer units.

Bedroom 3:
Built in wardrobe.

Bathroom:
Suite comprising P shaped bath with mixer tap and separate shower unit over, glazed screen, wash basin, WC, tiled walls.

OUTSIDE

Front:
There is a generous frontage of approximately 48' consisting of brick paved driveway affording parking for several vehicles with double gates at the side leading to a carport and garage. The remainder of the front garden benefits from a lawned area, flower and shrub borders enclosed by low-level walling.

Rear Garden:

Approximately 37' x 22' A paved area enjoys a pleasant Westerly aspect enclosed by walling, fencing and hedging,

Garage:
17'7" x 9'2" Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1971

Approximate Area:
1035sqft/96sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Scantabout Primary School

Secondary School:
Thornden Secondary School

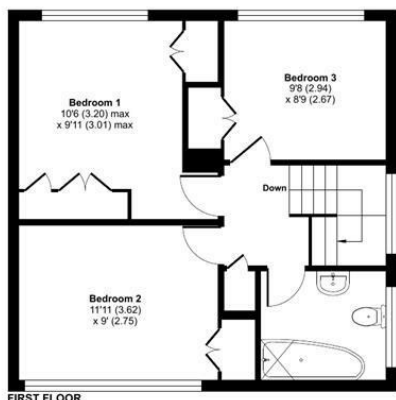
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D

Agents Notes:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 553 sq ft / 51.3 sq m
First Floor = 482 sq ft / 44.7 sq m
Total = 1035 sq ft / 96 sq m
For identification only - Not to scale

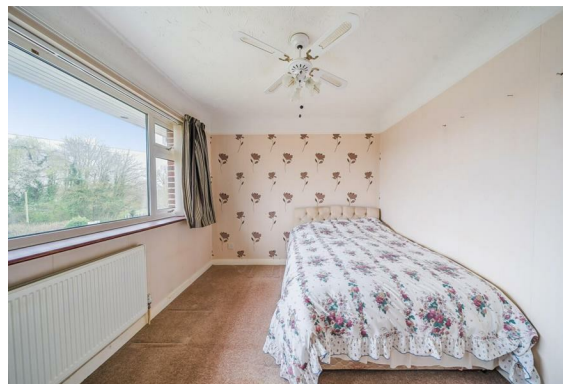


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1267474.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



