



sparks ellison

4 Thirlstane Firs, Chandler's Ford, SO53 4NX

£450,000

An excellent three bedroom detached home offered for sale with no forward chain, situated within a quiet cul-de-sac off Castle Lane, on the edge of Valley Park. This convenient location is within walking distance to a range of shops and amenities in Pilgrims Close together with schooling. The house itself benefits from a number of attributes to include an extended and re-fitted kitchen/dining space together with a re-fitted bathroom, air source heat pump, garage and secluded rear garden with westerly aspect.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Stairs to first floor with cupboard under, laminate wood floor .

Shower Room:

Suite comprising shower cubicle, wash basin, WC.

Sitting Room:

22'10" x 12'8" (6.95m x 3.87m) Fireplace, laminate wood floor.

Dining Area:

Double doors to rear garden, laminate wood floor.

Kitchen/Breakfast Room:

19'1" x 10'10" (5.82m x 3.29m) The kitchen area benefits from a range of re-fitted cream coloured Shaker style units with granite worktops over, built-in electric oven and Induction hob with extractor hood over, integrated fridge freezer and dishwasher, space and plumbing for washing machine and tumble dryer, door to outside. The breakfast area provides space for table and chairs.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

12'2" x 9'3" (3.72m x 2.81m)

Bedroom 2:

11'10" x 10'5" (3.61m x 3.17m)

Bedroom 3:

9'6" x 9'3" (2.90m x 2.81m) Built in wardrobe.

Bathroom:

Re-fitted modern white suite with chrome fittings comprising bath with mixer tap and shower attachment, wash basin with cupboard under, WC, airing cupboard.

OUTSIDE

Front:

A brick paved driveway provides off street parking leading to the garage, adjacent lawned area enclosed by hedging, side access to rear garden.

Rear Garden:

Approximately 44' x 43'. A full width deck adjoins the house leading onto a lawned area enclosed by hedging and fencing providing a good degree of privacy.

Garage:

16'3" x 8'7" (4.95m x 2.62m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1993

Approximate Area:

88.6sqm/955sqft

Sellers Position:

No forward chain

Heating:

Air source heating

Windows:

UPVC double glazed windows

Loft Space:

Ladder and light connected

Infant/Junior School:

St. Francis Primary

Secondary School:

Toynbee Secondary School

Council Tax:

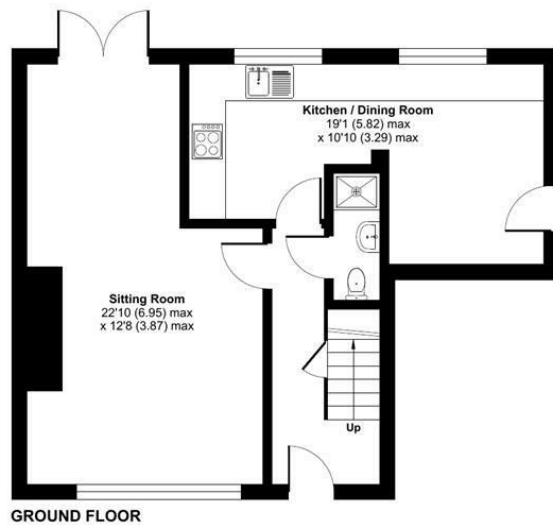
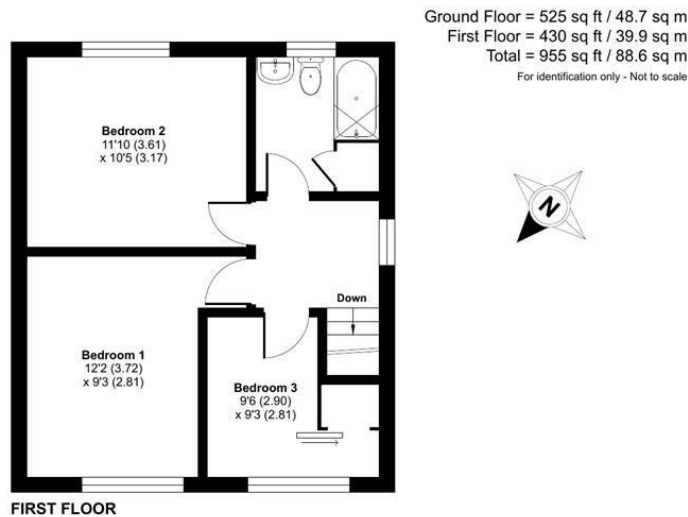
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Local Council:

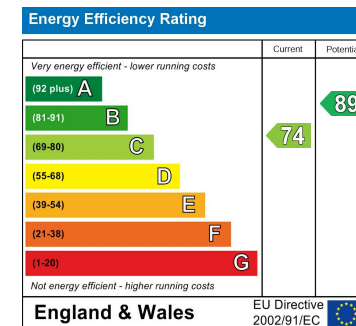
Test Valley Borough Council - 01264 368000

Agents Note:

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 £60 including vat for these checks regardless of the number of buyers involved.



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: 1284756



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