



sparks ellison

39 Acorn Grove, Chandler's Ford, SO53 4LA

£500,000

A magnificent three bedroom detached home presented in outstanding fashion throughout which has been the subject of extensive modernisation by the current owner to an incredibly high standard. This wonderful home provides a host of outstanding features and has been expertly modernised with attention to detail in a captivating and stylish way. On the ground floor the property benefits from a modern and contemporary open plan design with resin flooring and a comprehensive re-fitted kitchen together with sitting area, dining area and re-fitted modern cloakroom. On the first floor are three bedrooms together with a re-fitted bathroom and en suite. To the front of the property is a resin bonded driveway affording parking for three vehicles leading to the integral garage. The rear garden has been cleverly designed with entertaining in mind providing a full width resin bonded area, areas of artificial grass and a full width patio and gazebos covering the outdoor kitchen and providing space for sofas and tables and chairs. This beautiful home represents arguably the finest three bedroom detached house we have had on the market in years.

ACCOMMODATION

GROUND FLOOR

**Reception Hall:**  
Stairs to first floor.

**Open Plan Sitting/Kitchen/Dining**  
24'9" x 9'3" (7.55m x 2.82m) The sitting area provides space for sofas and chairs with windows shutter to the front window. Open plan design to a dining area with space for table and chairs and bay window and door to rear garden. This leads through to the kitchen which has been comprehensively re-fitted with a range of Wren units providing grey gloss handleless cupboards with Quartz worktops over and LED lighting. Induction hob with built in extractor, electric oven and microwave, integrated fridge freezer, dishwasher and washing machine, door to outside.

**Cloakroom:**  
Re-fitted modern suite comprising wash basin, WC.

FIRST FLOOR

**Landing:**  
Hatch to loft space, airing cupboard.

**Bedroom 1:**  
12'9" x 10'10" (3.88m x 3.31m) Fitted wardrobes, window shutters.

**En-suite:**  
Re-fitted modern suite comprising shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor.

**Bedroom 2:**  
11'7" x 6'6" (3.54m x 1.98m)

**Bedroom 3:**  
9'7" x 8'10" (2.93m x 2.68m) Built in wardrobe.

**Bathroom:**  
Re-fitted modern suite comprising bath with mixer tap and shower attachment, wash basin, WC, tiled floor.

OUTSIDE

**Front:**  
To the front of the property is a resin bonded driveway providing parking for three vehicles with a resin bonded side path to rear garden.

**Rear Garden:**  
A particularly outstanding feature of the property which has been cleverly landscaped and designed with low maintenance and entertaining in mind. Adjoining the property is a full width resin bonded area leading on to an area of artificial grass which leads on to a full width paved area at the end of the garden providing space for table and chairs and sofas, three gazebos with lighting and an outdoor kitchen with

built in barbeque, drinks fridge and storage. The gardens provide outside power and are enclosed by fencing.

**Garage:**  
18'4" x 8'1" (5.60m x 2.46m) Electric roller door, light and power.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1996

**Approximate Area:**  
987sqft/91.6sqm (Including garage)

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heati

**Windows:**  
UPVC

**Loft Space:**  
Partially boarded

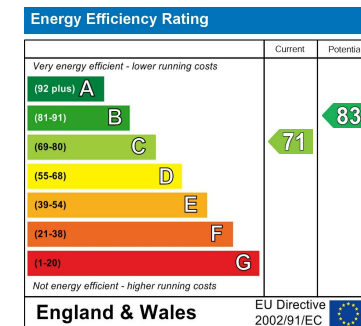
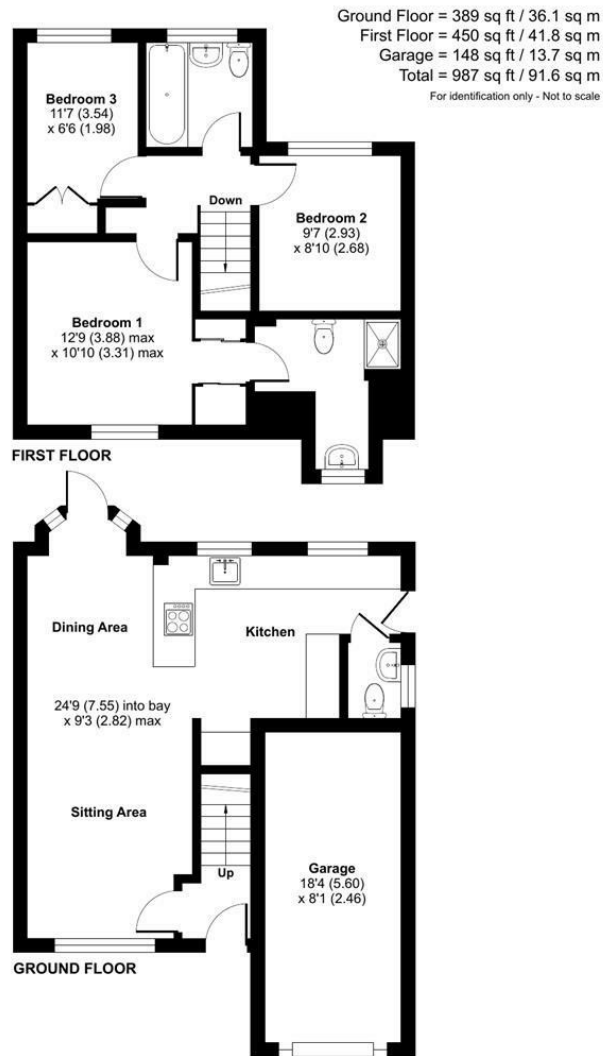
**Infant/Junior School:**  
Knightwood Primary/St. Francis Primary School

**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band E

**Local Council:**  
Test Valley Borough Council - 01264 3680000

**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.



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