



sparks ellison



34 Jack Close, Chandler's Ford, SO53 4NU

£1,600 Per Calendar Month

A well presented three bedroom detached family home situated at the end of a quiet cul-de-sac within the popular Knightwood area, which itself is served well by local amenities including Knightwood School. The property affords spacious well proportioned rooms, modern en-suite shower room and driveway to the side leading to a good size single garage. The property also falls within the catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

- Reception Hall:**  
Stairs to first floor.
- Cloakroom:**  
6'11" x 2'10" (2.11m x 0.86m) White suite with chrome fitments comprising wash hand basin, w.c.
- Sitting Room:**  
17'4" into bay x 11'3" (5.28m into bay x 3.43m)
- Dining Room:**  
10'9" x 9'3" (3.28m x 2.82m)
- Conservatory:**  
9'3" x 8'11" (2.82m x 2.72m)
- Kitchen:**  
10'6" plus door recess x 8'6" (3.20m plus door recess x 2.59m) Built in double oven, built in four ring gas hob, fitted extractor hood, space and plumbing for washing machine, space for fridge freezer, understairs storage cupboard.

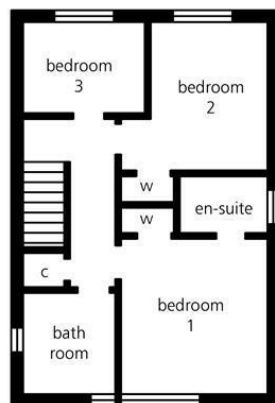
FIRST FLOOR

- Landing:**  
Airing cupboard housing boiler, access to loft space.
- Bedroom 1:**  
11'6" x 11' (3.51m x 3.35m) Built in wardrobe.
- En-suite:**  
6'10" x 4'4" (2.08m x 1.32m) White suite comprising shower cubicle with glazed screen, wash hand basin, w.c., heated towel rail, tiled floor.
- Bedroom 2:**  
11' x 9' (3.35m x 2.74m) Built in wardrobe.
- Bedroom 3:**  
8'9" x 6'11" (2.67m x 2.11m)
- Bathroom:**  
7'1" x 6'3" (2.16m x 1.91m) White suite comprising panel bath with mixer tap and shower attachment, shower screen, wash hand basin, w.c., heated towel rail.

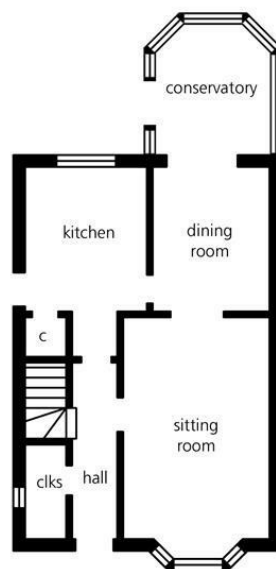
OUTSIDE

- Front:**  
Driveway affording off street parking for two vehicles leading to the side of the house, side gate to rear garden.
- Rear Garden:**  
30' max x 20' (9.14m max x 6.10m) Area laid to paved patio, area laid to lawn, area laid to timber deck, garden pond, raised beds.
- Garage:**  
19'9" x 10' (6.02m x 3.05m) Light and power, up and over door.
- OTHER INFORMATION**
- Approximate Age:**  
Circa 2000
- Approximate Area:**  
83sqm/893sqft
- Management:**  
Fully Managed
- Security Deposit:**  
£1846
- Holding Deposit:**  
£369.23
- Furnished/Unfurnished:**  
Unfurnished
- Availability:**  
20th January 2026
- Heating:**  
Gas central heating
- Windows:**  
UPVC double glazed windows

- Infant/Junior School:**  
Knightwood Primary/St.Francis Primary School
- Secondary School:**  
Thornden Secondary School
- Council Tax:**  
Band D
- Local Council:**  
Test Valley Borough Council - 01264 368000



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



