



sparks ellison



# 3 Celandine Close, Chandler's Ford, SO53 4LS

£400,000

This beautiful three bedroom home is presented in fantastic order throughout. The ground floor boasts a large sitting room that leads through to the modern kitchen/dining area situated across the back of the property. A conservatory provides another family space and access out to the rear garden. Internal access to the garage and a cloakroom are located off the entrance hallway. The first floor provides three bedrooms; bedrooms one and two are both doubles with fitted wardrobes whilst bedroom three is a single but would lend itself as a reasonable study. All bedrooms are serviced by a neat family bathroom. The rear garden has been landscaped within recent years with two connected patio areas giving you the best chance to enjoy the sun as well as a lawned area, all enclosed by secure fencing. There is driveway parking for one in front of the garage with additional parking on road via multiple local bays - the closest directly opposite the house. The house enjoys an outlook over/ towards the local green, great for families and dog walks. Celandine Close is within walking distance to a range of amenities including the local Tesco, The Cleveland Bay public house and Knightwood Leisure Centre. Woodland walks are almost on the doorstep with central Chandler's Ford only a 20- 30 minute walk or 5 minute drive.

ACCOMMODATION

GROUND FLOOR

**Entrance Hall:**  
Access to garage, stairs to first floor.

**Cloakroom:**  
Wash basin, WC, half tiled walls.

**Sitting Room:**  
15'5" x 11'8" (4.69m x 3.56m) Under stairs storage cupboard.

**Kitchen/Dining Room:**  
14'10" x 10'7" (4.53m x 3.07m) Range of grey units including integrated fridge freezer, electric oven with gas hob and extractor over, dishwasher and integrated washing machine. sliding doors to conservatory.

**Conservatory:**  
11'7" x 9'3" (3.53m x 2.81m) Electric heater and double doors to rear garden.

FIRST FLOOR

**Landing:**  
Access to loft space.

**Bedroom 1:**  
13'10" x 8'10" (4.21m x 2.70m) Built in wardrobe.

**Bedroom 2:**  
9'9" x 8'5" (2.97m x 2.57m) Built in wardrobe.

**Bedroom 3:**  
11'2" x 6'9" (3.41m x 2.07m) Airing cupboard.

**Bathroom:**  
White suite comprising freestanding bath with shower curtains, wash basin with cupboard under, WC and towel rail.

OUTSIDE

**Front:**  
Driveway parking, path leading to front door and lawn area with hedge to the front.

**Rear Garden:**  
Large porcelain patio area with path leading to another patio area at the rear of the garden, shrubs and flower beds bordering the garden. The garden is easterly facing.

**Garage:**  
Door to rear garden, partially boarded into roof space.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1990

**Approximate Area:**  
98.9sqm/1065sqft (Including garage)

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Loft Space:**  
Partially boarded with ladder and light connected

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

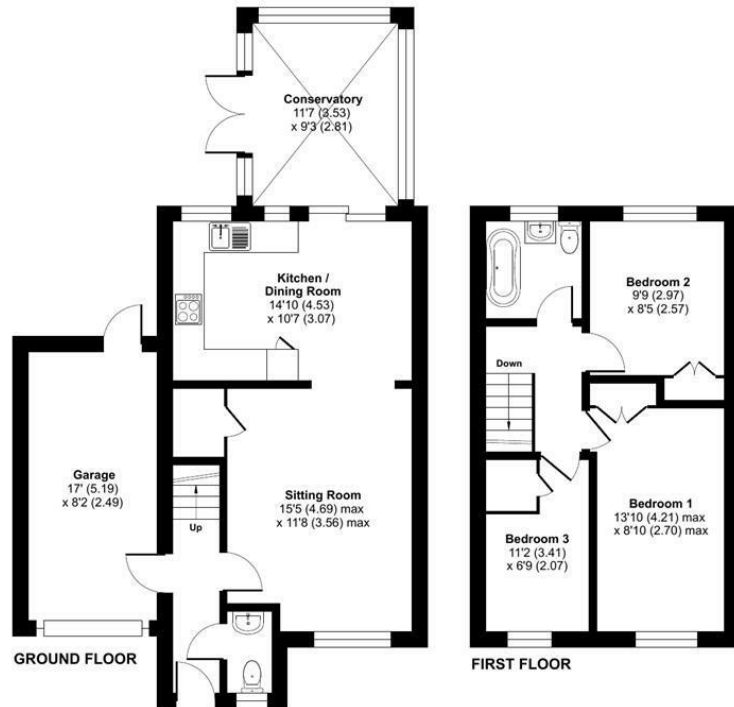
**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band C

**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.

Ground Floor = 533 sq ft / 49.5 sq m  
 First Floor = 393 sq ft / 36.5 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 1065 sq ft / 98.9 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(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		
<b>England &amp; Wales</b>	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.





