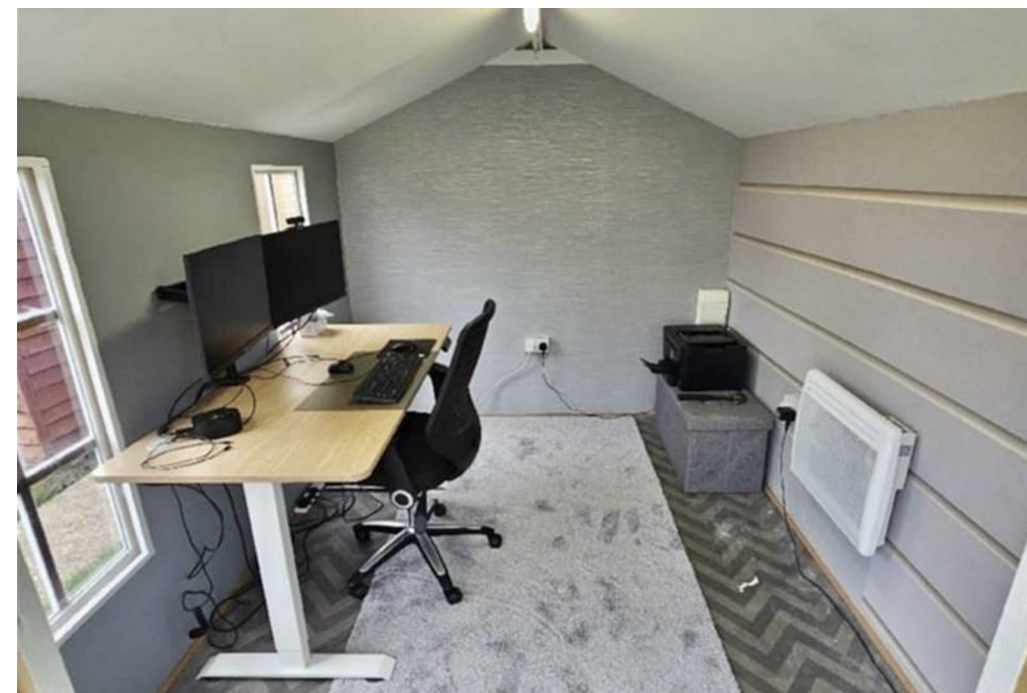


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stubbington

51 Sparsholt Road
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Offers Over £325,000
Freehold



Chambers are delighted to be selling this deceptively spacious 4 bedroom semi detached family home with A LARGE REAR GARDEN. The accommodation on the ground floor comprises a large entrance porch, a dual aspect lounge diner, refitted kitchen and utility room, downstairs cloakroom and a glazed conservatory. The first floor offers four bedrooms and a refitted bathroom. Outside the extensive rear garden offers a garden room/home office and a large storage shed. The garden also has a sunny aspect with side access to the front garden and a block paved driveway for parking nemerous vehicles. The property is very well presented throughout and is ideally situated close to all amenities and nearby you will also find the Southampton shore. Viewings can be arranged by calling Chambers.

Entrance Porch

8'3" x 5'2" (2.53 x 1.6)

Accessed via a composite front door, porcelain tiled flooring with under floor heating, window to side elevation, fitted security alarm, inset spotlights to ceiling, archway to

Hallway

Wood laminate flooring, staircase to first floor, door to:

Lounge/Diner

19'8" x 9'11" (6.00 x 3.03)

Double glazed window to front and rear elevations, wood laminate flooring, smooth skimmed coved ceiling, concealed fire if required, cat flap, radiator, door to:

Kitchen

10'11" x 9'6" (3.35 x 2.91)

Refitted with a range of modern wall and base cupboard/drawer units with solid wood work tops, inset enamel sink with mixer tap, space for range style cooker, space for upright fridge/freezer, chrome vertical radiator, door to conservatory, further door to:

Utility Room

6'10" x 6'3" (2.09 x 1.93)

Fitted wall cupboards with solid wood work surfaces, plumbing for washing machine and dishwasher, space for tumble dryer, access to understairs storage cupboard, door to:

Cloakroom

Fitted with a white WC, wall mounted wash hand basin, solid wood plinths, wall mounted Worcester boiler, inset spotlight to ceiling.

First Floor Landing

Access to loft void, doors to all first floor rooms.

Bedroom One

11'6" x 10'6" (3.52 x 3.21)

Double glazed window to front elevation, access to built in wardrobe, radiator.

Bedroom Two

8'10" x 8'9" (2.70 x 2.67)

Double glazed window to rear elevation, radiator.

Bedroom Three

10'8" x 6'3" (3.27 x 1.93)

Double glazed window to front elevation,, radiator.

Bedroom Four

7'3" x 5'7" (2.21 x 1.72)

Double glazed window to rear elevation, wood laminate flooring, wall mounted electric heater.

Family Bathroom

Refitted with a white suite comprising of panel bath with seperate electric shower, twin vanity drawer sink unit, chrome heated towel rail, close coupled WC, fully tiled walls, double glazed window to rear elevation.

Front Driveway

Recently laid to block paving for parking several vehicles. Side Pedestrian access gate.

Rear Garden

Area immediately behind house has a feature covered pergola providing a useful BBQ/dry area. A large rear garden laid to lawn, fully enclosed with a sunny aspect and a side access gate, mature trees and shrubs, outside tap, timber garden shed with power and light.

Garden Home/Office

A fully insulated and plastered timber garden/home office with power and light.

Property Information

NON Traditional construction under a tiled roof.

Council: Southampton

Council Tax: B

EPC D

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,O2, Three and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Double width driveway parking.

Agents Note

The seller informs us that...

1. there is a CCTV system which is being left.
- 2 Carpets have recently been replaced
3. There is a new roof which has a 10 year garauntee.

