



sparky ellison

28 Tees Close, Chandler's Ford, SO53 4RU

£520,000

Situated in the sought after cul-de-sac of Tees Close, Valley Park, this delightful detached house offers a perfect blend of comfort and modern living. Built in 1990, the property boasts a spacious layout with two inviting reception rooms, both featuring underfloor heating, ensuring a warm and welcoming atmosphere throughout the year. Energy costs are also eased by the benefit of the property having Solar Panels. The heart of the home is the expansive kitchen/dining room, ideal for family gatherings and entertaining guests. This well designed space allows for seamless interaction while cooking and dining. Additionally, the ground floor wet room adds convenience, making it suitable for families and guests alike. The property comprises three well proportioned bedrooms, providing ample space for relaxation and privacy. The south westerly facing rear garden is a true highlight, offering a sun drenched outdoor space perfect for enjoying the warmer months, gardening, or simply unwinding after a long day. Parking is a breeze with space for two vehicles, ensuring that you and your guests can come and go with ease. The location is particularly appealing, as it falls within the catchment areas for the highly regarded Hiltingbury School and Thornden School, making it an excellent choice for families. In summary, this charming detached house on Tees Close presents an exceptional opportunity for those seeking a family home in a desirable area. With its generous living spaces, convenient amenities, and proximity to excellent schools, this property is sure to attract interest from discerning buyers.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor, understairs storage cupboard.

Wet Room:

Comprising shower, wash hand basin, WC.

Family Room:

21'1" x 10'10" (3.68m x 3.30m) Feature wall, built in window seat with storage, built in day bed, underfloor heating.

Sitting Room:

17'2" x 12'2" (5.23m x 3.71m) Media wall with storage, underfloor heating.

Kitchen:

13'6" x 7'3" (4.11m x 2.21m) Built in oven, built in gas hob, fitted extractor hood, integrated dishwasher, integrated fridge, breakfast bar.

Dining Room:

19'9" x 9'6" (6.01m x 2.89m) Space for fridge freezer, space for table and chairs.

First Floor:

Landing:

Built in airing cupboard, access to loft space.

Bedroom 1:

14'6" x 12' (4.41m x 3.66m) Built in walk in wardrobe, fitted units incorporating hanging, cupboard and drawer space.

En Suite:

Comprising shower in cubicle, wash hand basin and WC inset to vanity unit, tiled walls, tiled floor.

Bedroom 2:

11'11" x 10'8" (3.63m x 3.24m) Fitted units incorporating hanging, cupboard and drawer space.

Bedroom 3:

10'6" x 7'9" (3.20m x 2.35m)

Bathroom:

Comprising spa bath with shower attachment, wash hand basin with drawers under, WC, tiled floor.

OUTSIDE:

Front:

Area laid to lawn, block paved driveway, outside power points, outside tap, side access to rear garden.

Rear Garden:

Measures approximately 35' x 23' Pleasant south westerly aspect comprising area laid to lawn, paved patio area, outside tap.

Storage:

8'5" x 4'11"(2.56m x 1.50m) With electric roller door, wall mounted boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1990

Approximate Area:

1373sqft/127.4sqm

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Hiltingbury Infant/Junior School and St Francis C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

Test Valley Borough Council - 01264 368000

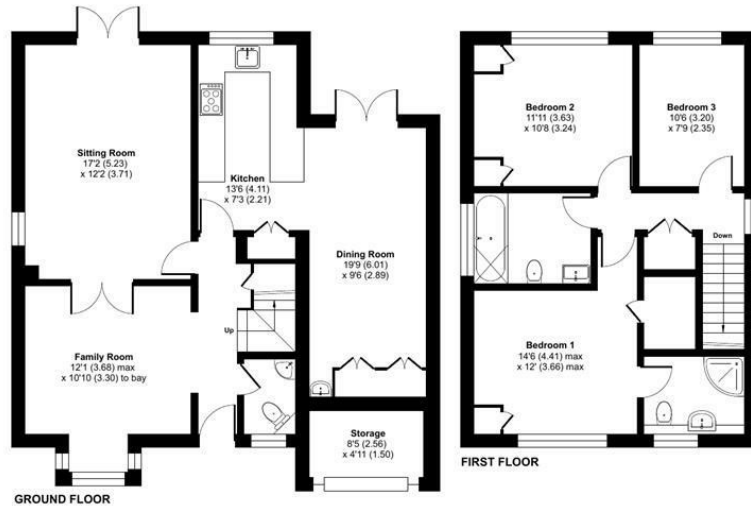
Council Tax:

Band E

Solar Pannels:

Owned

Ground Floor = 767 sq ft / 71.2 sq m
 First Floor = 565 sq ft / 52.4 sq m
 Outbuilding = 41 sq ft / 3.8 sq m
 Total = 1373 sq ft / 127.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1400657.

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

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