



sparky ellison

6 Burnham Beeches, Chandler's Ford, SO53 4QS

£567,500

Located in Burnham Beeches, Valley Park, Chandler's Ford, this delightful detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, including three double rooms, each equipped with fitted wardrobes, this home is ideal for families seeking both space and style. The heart of the home is the beautifully re-fitted open plan kitchen/dining room, which is perfect for entertaining or enjoying family meals. The modern design is complemented by a utility room, ensuring practicality in everyday living. The inviting sitting room offers a cosy retreat, ideal for relaxation and entertaining. This property boasts two well appointed bathrooms, including an en-suite, catering to the needs of a busy household. Additionally, the former garage has been cleverly transformed into a study, providing a quiet space for work or study. Outside, the wonderful rear garden enjoys a southerly aspect, making it a sun soaked haven for outdoor activities and gatherings. Situated in a peaceful cul-de-sac, this home is conveniently located within walking distance to local shops, schools, and parks, making it an ideal choice for families and professionals alike. In summary, this detached house in Burnham Beeches offers a perfect combination of modern amenities, spacious living, and a tranquil setting, making it a must-see for anyone looking to settle in this desirable area.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Stairs to first floor with cupboard under.

Cloakroom:
Wash basin, W.C.

Sitting Room:
16'7" x 10'0" (5.05m x 3.05m)

Kitchen/Dining Room:
22'3" x 9'0" (6.78m x 2.74m) The kitchen area is re-fitted with a comprehensive range of cream gloss units, electric oven and combination oven/microwave, gas hob with extractor hood over,integrated wine cooler, fridge freezer and dishwasher. The dining area affords space for table and chairs and patio doors to rear garden.

Utility Room:
10'4" x 5'1" (3.15m x 1.55m) Range of units, space and plumbing for appliances.

Study:
9'7" x 9'7" (2.92m x 2.92m)

FIRST FLOOR

Landing:
Hatch to loft space, double airing cupboard.

Bedroom 1:
13'3" x 9'9" (4.04m x 2.97m) Fitted wardrobes.

En-suite Shower Room:
9' x 7'6" (2.74m x 2.29m) Suite comprising bath with mixer tap and separate shower unit, wash basin with cupboard under, WC.

Bedroom 2:
11'2" x 8'7" (3.40m x 2.62m) Built in wardrobe.

Bedroom 3:
12'3" x 10'4" (3.73m x 3.15m) Built in wardrobe.

Bedroom 4:
8'2" x 6'5" (2.49m x 1.96m) Fitted wardrobe and cupboards.

Bathroom:
8'2" x 6'9" (2.49m x 2.06m) Suite comprising bath with shower unit over and glazed screen, wash basin, WC, tiled walls.

OUTSIDE

Front:
To the front of the property is a double width block paved driveway, adjacent gravelled area, side gate to rear garden.

Rear Garden:
An attractive feature of the property measuring approximately 37' x 36' enjoying a pleasant southerly aspect. An impressive deck adjoins the rear of the property ideal for outside entertaining leading onto a lawn area enclosed by low level brick planters and fencing.

Storage:
The former garage has been converted into a storage room to the front and a dividing wall provides a room at the rear which could be used as a study.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1985

Approximate Area:
1438 sq ft / 133.6 sq m (including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
St. Francis C of E Primary

Secondary School:
Toynbee Secondary School

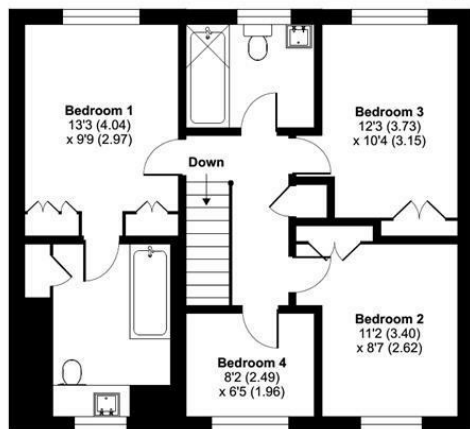
Council Tax:
Band E

Local Council:
Test Valley Borough Council - 01264 368000

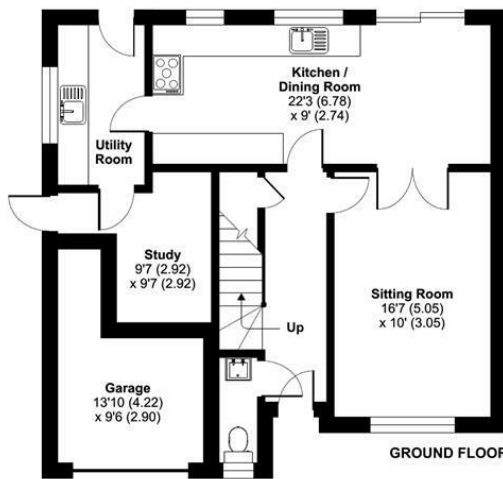
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 637 sq ft / 59.2 sq m
 First Floor = 708 sq ft / 65.8 sq m
 Garage = 93 sq ft / 8.6 sq m
 Total = 1438 sq ft / 133.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Sparks Ellison. REF: 876288



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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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