



sparky ellison

22 Wolvesey Place, Valley Park, SO53 4EA

£435,000

Situated in the sought after area of Wolvesey Place, Valley Park, this beautifully presented three bedroom detached home offers stylish and modern living throughout. Upon entering the property, you are welcomed by a well designed layout featuring a modern kitchen to the front aspect. To the rear, the spacious sitting and dining room creates a bright and inviting space with direct access to the garden. Additional ground floor benefits include integral access to the garage and a convenient downstairs WC. Upstairs, the property offers three well proportioned bedrooms, all thoughtfully designed for comfort and practicality. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a beautifully fitted family bathroom with a useful utility/storage area. Externally, the westerly-facing rear garden has been beautifully landscaped to be enjoyed throughout the year, featuring a porcelain patio and designated seating area, ideal for outdoor entertaining and relaxation. To the front, the property further benefits from driveway parking and access to the garage. This wonderful home is within walking distance of local shops, a public house, and the popular St Francis School, making it an ideal choice for families. #chandlersford #boyattwood #eastleigh #otterbourne #winchester #property #houseforsale #homes #estateagent

ACCOMMODATION

Ground Floor

Kitchen:
8'10" x 7'4" (2.68m x 2.24m) Range of units including integrated induction hob, electric oven with extractor over and dishwasher. Space for fridge.

Sitting Room:
14'8" x 10'11" (4.46m x 3.33m)

Dining Room:
12'2" x 8'0" (3.71m x 2.45m) French doors onto rear garden and stairs to the first floor, storage cupboard under the stairs.

First Floor

Landing:
Access to loft space and storage cupboard.

Bedroom 1:
10'10" x 10'7" (3.30m x 3.23m)

En-suite:
Suite comprising WC, wash basin and shower cubicle.

Bedroom 2:
11'7" x 8'1" (3.52m x 2.46m) Built-in wardrobe.

Bedroom 3:
10'0" x 8'10" (3.04m x 2.70m)

Bathroom:
Modern suite comprising freestanding bath, shower cubicle with sliding glass door, WC and wash basin. Built-in storage cupboard.

Utility area:
Housing the boiler, space for washing machine and tumble dryer

OUTSIDE

Front:
Driveway parking for two cars.

Rear garden:
Measuring approximately 37 ft x 27 ft and North facing. Landscaped with patio area, artificial

grass, patio seating area at the back of the garden with porcelain tiles bordered on the right hand side with flower beds.

Garage:
18'1" x 8'2" (5.50m x 2.50m) Extra utility space, space fridge freezer. Electric rolling door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1995

Approximate Area:
1101 sq ft / 102.1 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected ladder and light

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

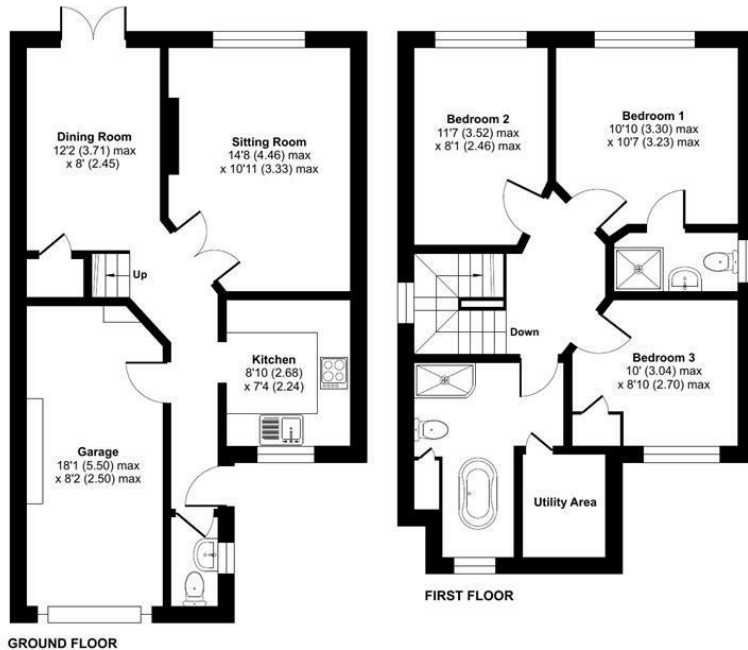
Secondary School:
The Toynbee School

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band D

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 = 418 sq ft / 38.8 sq m
 First Floor = 538 sq ft / 49.9 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1101 sq ft / 102.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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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