



sparks ellison

# 14 Keepers Close, Chandler's Ford, SO53 4SB

# £1,700 Per Calendar Month

\*\*\*\* PROPERTY ALREADY LET. NO MORE ENQUIRIES PLEASE \*\*\*\*

A modern, four bedroom detached family home, situated on the popular Valley Park development, which provides a host of amenities, including local shops, health practices, public house, schooling, leisure centre, and woodland walks. The master bedroom benefits from an en-suite and ground floor provides three reception rooms, along with a kitchen/breakfast room, utility room, and conservatory. There is a good size rear garden and a garage.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, built in storage cupboard.

#### Cloakroom:

6'3" x 3' (1.91m x 0.91m) Wash hand basin, WC.

#### Kitchen/Breakfast Room:

11'10" x 9'8" (3.61m x 2.95m) Built in oven, built in four ring gas hob, fitted extractor hood, space and plumbing for dishwasher, space for undercounter fridge/freezer.

#### Utility Room:

7'6" x 4'10" (2.29m x 1.47m) Space and plumbing for washing machine, wall mounted boiler.

#### Dining Room:

11'2" x 8'6" (3.40m x 2.59m)

#### Sitting Room:

17'7" max x 15'7" max (5.36m max x 4.75m max) Fireplace surround and hearth with inset coal effect gas fire (fire disabled and not in use).

#### Study:

7'7" x 6'10" (2.31m x 2.08m)

#### Conservatory:

18'5" x 8'4" (5.61m x 2.54m)

### FIRST FLOOR

#### Landing:

Built in airing cupboard.

#### Bedroom 1:

12'3" x 9'11" (3.73m x 3.02m) Fitted wardrobes.

#### En-suite:

7'7" x 5'8" (2.31m x 1.73m) Comprising bath with shower over, wash hand basin, WC.

#### Bedroom 2:

12'4" x 9'2" (3.76m x 2.79m) Built in double wardrobe.

#### Bedroom 3:

8'6" x 7'2" plus door recess (2.59m x 2.18m plus door recess) Built in wardrobe.

#### Bedroom 4:

9'2" x 7'3" (2.79m x 2.21m)

#### Bathroom:

8'6" x 6'10" (2.59m x 2.08m) Bath with shower over, wash hand basin, WC.

### OUTSIDE

#### Front:

Area laid to lawn, driveway providing off road parking for approximately two vehicles.

#### Rear Garden:

Measures approximately 37' x 32' . With further area to side and comprises area laid to lawn, paved patio area, variety of mature plants, and trees, outside tap.

#### Garage:

16'9" x 8'9" (5.11m x 2.67m) With up and over door, door to side, power and light.

### OTHER INFORMATION

#### Approximate Area:

153.1sqm/1649sqft including garage

#### Management:

Fully managed

#### Furnished/Unfurnished:

Unfurnished

#### Availability:

Immediately

#### Deposit:

Holding deposit: £392.30

Security deposit: £1961.00

#### Heating:

Gas central heating

#### Infant/Junior School:

St. Francis Primary School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

Band E - £2,292.92 22/23

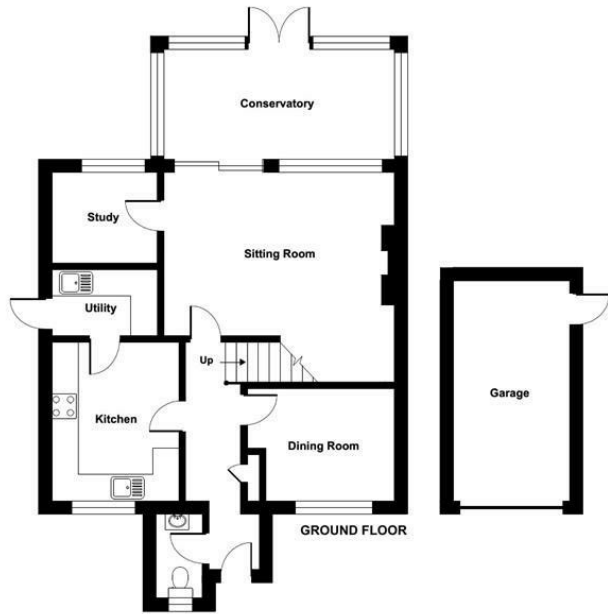
#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 857 sq ft / 79.6 sq m  
 First Floor = 645 sq ft / 59.9 sq m  
 Garage = 147 sq ft / 13.6 sq m  
 Total = 1649 sq ft / 153.1 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Sparks Ellison. REF: 905694

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)



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