



sparky ellison

12 Tuscan Walk, Chandler's Ford, SO53 2AL

£450,000

Located in the highly sought-after Peverells Wood area of Chandler's Ford is this delightful detached bungalow. With no forward chain, this property presents an excellent opportunity for those looking to settle in a vibrant community. The bungalow boasts three well-proportioned bedrooms providing ample space. The reception room is inviting and serves as a wonderful space for relaxation or entertaining, overlooking the green to the front. The property has been thoughtfully extended, enhancing its overall appeal and functionality. One of the standout features of this home is the charming 82ft rear garden, which enjoys a southerly aspect, allowing for plenty of sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy and entertain during the warmer months. Additionally, the property includes a garage and a driveway that can accommodate several vehicles, ensuring that parking is never a concern. The location is particularly advantageous, being conveniently close to the centre of Chandler's Ford, where you will find a Waitrose and a variety of other amenities to cater to your daily needs. In summary, this bungalow in Tuscan Walk is an exceptional find, combining a desirable location with practical living spaces and a lovely garden. It is ideal for families, retirees, or anyone seeking a peaceful yet accessible home in a thriving area.

ACCOMMODATION

Ground Floor

Entrance porch:

Reception hall:

Hatch to loft space, airing cupboard, storage cupboard.

Sitting room:

16'1" x 13'5" (4.90m x 4.10m) Bay window, fireplace with gas fire.

Kitchen:

10'5" x 9'7" (3.18m x 2.93m) Range of units, space for oven with extractor hood over, integrated fridge freezer, boiler.

Utility room:

5'1" x 4'11" (1.54m x 1.49m) Space and plumbing for appliances, door to conservatory.

Conservatory:

13'5" x 7'9" (4.09m x 2.35m) Door to rear garden.

Cloakroom:

Wash basin, WC.

Bedroom 1:

13'2" x 8'9" (4.02m x 2.67m) Built in wardrobe and fitted wardrobe.

Bedroom 2:

10'11" x 8'5" (3.33m x 2.56m) Built in wardrobe.

Bedroom 3:

13'9" x 9'1" (4.18m x 2.76m)

Shower room:

Refitted suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled walls and floor.

OUTSIDE

Front:

To the front and side of the property is a good sized driveway leading to the garage. Adjacent to this is a gravelled area which could be utilised as further parking, well stocked planted borders and side access to rear garden.

Rear:

The rear garden is a particularly attractive feature of the property affording a pleasant southerly aspect and measuring approximately 82ft in length. A patio area joins the property leading onto a good sized lawned area, interspersed and surrounded with well stocked borders and enclosed by fencing. Greenhouse, shed.

Garage:

17'2" x 8'11" (5.23m x 2.71m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1963

Approximate Area:

1176 sq ft / 109.2 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC Double glazing

Loft Space:

Partially boarded with connected light and connected ladder.

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

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 = 1023 sq ft / 95 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1176 sq ft / 109.2 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	75
	EU Directive 2002/91/EC	

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