



sparks ellison

5 Adamson Close, Chandler's Ford, SO53 1ND

£550,000

Nestled in a quiet cul-de-sac in the desirable area of Hiltingbury, this four bedroom detached house offers a great opportunity for buyers looking to modernise and create their ideal family home. Built in 1968, the property is neat and tidy throughout and offers a spacious layout with excellent potential. The ground floor comprises a generous entrance hall, kitchen to the front, dining room and then a large sitting room to the rear, which overlooks the private southerly facing garden. There is also a useful downstairs cloakroom. Upstairs, there are four well proportioned bedrooms, along with a family bathroom. Outside, there is a brick paved driveway providing off road parking, along with an integral garage. The private southerly facing rear garden offers a good level of privacy and provides a pleasant outdoor space. The property is situated within the sought after Hiltingbury & Thornden School catchment and is conveniently located for local amenities, including Morrisons and Bay Leaves Larder on Hiltingbury Road. Easy access can also be gained onto the M3 & M27 motorway leading to Southampton, Winchester and further afield.

ACCOMMODATION

Ground Floor

Entrance Hall:

18'2" x 4'7" (5.54m x 1.40m) Stairs to first floor and access to each room.

Kitchen:

9'10" x 9'10" (3.00m x 3.00m) Range of units comprising space for oven and space for a washing machine, space for fridge/freezer and door to side.

Dining Room:

9'11" x 8'11" (3.02m x 2.71m) Serving hatch into kitchen.

Cloakroom:

Comprising WC and wash basin.

Sitting Room:

18'1" x 11'1" (5.50m x 3.63m) French doors onto rear garden.

First Floor

Landing:

6'7" x 6'8" (5.05m x 2.03m) Spacious landing with access to loft space and airing cupboard.

Bedroom 1:

12'2" max x 12'(3.72m x 3.65m) Built in wardrobes.

Bedroom 2:

23'3" x 9'7" (3.73m x 2.92)

Bedroom 3:

12' x 10' (3.67m x 3.06m)

Bedroom 4:

12' x 7'8" (3.67m x 2.33m) Built in cupboard.

Shower Room:

6'8" x 6'8" (2.03m x 2.03m) Suite comprising WC, wash basin with cupboard under and walk in shower cubicle with glass screen.

OUTSIDE

Front:

Brick paved driveway and area laid to lawn.

Rear Garden:

Brick paved pathway leading to side access. Area laid to lawn with planting and shrubs surrounding the lawn. Southerly facing.

Garage:

17'8" x 8'4" max (5.38m x 2.54m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1968

Approximate Area:

1390sqft/129sqm (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council

Council Tax:

Band F

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 = 542 sq ft / 50.3 sq m  
 First Floor = 690 sq ft / 64.1 sq m  
 Garage = 158 sq ft / 14.6 sq m  
 Total = 1390 sq ft / 129 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). © rickhcom 2020. Produced for Sparks Ellison. REF: 1503468



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

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