



sparky ellison

3 Celandine Close, Chandler's Ford, SO53 4LS

£400,000

This beautiful three bedroom home is presented in fantastic order throughout. The ground floor boasts a large sitting room that leads through to the modern kitchen/dining area situated across the back of the property. A conservatory provides another family space and access out to the rear garden. Internal access to the garage and a cloakroom are located off the entrance hallway. The first floor provides three bedrooms; bedrooms one and two are both doubles with fitted wardrobes whilst bedroom three is a single but would lend itself as a reasonable study. All bedrooms are serviced by a neat family bathroom. The rear garden has been landscaped within recent years with two connected patio areas giving you the best chance to enjoy the sun as well as a lawned area, all enclosed by secure fencing. There is driveway parking for one in front of the garage with additional parking on road via multiple local bays - the closest directly opposite the house. The house enjoys an outlook over/ towards the local green, great for families and dog walks. Celandine Close is within walking distance to a range of amenities including the local Tesco, The Cleveland Bay public house and Knightwood Leisure Centre. Woodland walks are almost on the doorstep with central Chandler's Ford only a 20- 30 minute walk or 5 minute drive.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Access to garage, stairs to first floor.

Cloakroom:
Wash basin, WC, half tiled walls.

Sitting Room:
15'5" x 11'8" (4.69m x 3.56m) Under stairs storage cupboard.

Kitchen/Dining Room:
14'10" x 10'7" (4.53m x 3.07m) Range of grey units including integrated fridge freezer, electric oven with gas hob and extractor over, dishwasher and integrated washing machine. sliding doors to conservatory.

Conservatory:
11'7" x 9'3" (3.53m x 2.81m) Electric heater and double doors to rear garden.

FIRST FLOOR

Landing:
Access to loft space.

Bedroom 1:
13'10" x 8'10" (4.21m x 2.70m) Built in wardrobe.

Bedroom 2:
9'9" x 8'5" (2.97m x 2.57m) Built in wardrobe.

Bedroom 3:
11'2" x 6'9" (3.41m x 2.07m) Airing cupboard.

Bathroom:
White suite comprising freestanding bath with shower curtains, wash basin with cupboard under, WC and towel rail.

OUTSIDE

Front:
Driveway parking, path leading to front door and lawn area with hedge to the front.

Rear Garden:
Large porcelain patio area with path leading to another patio area at the rear of the garden, shrubs and flower beds bordering the garden. The garden is easterly facing.

Garage:
Door to rear garden, partially boarded into roof space.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1990

Approximate Area:
98.9sqm/1065sqft (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
St. Francis Primary/Knightwood Primary School

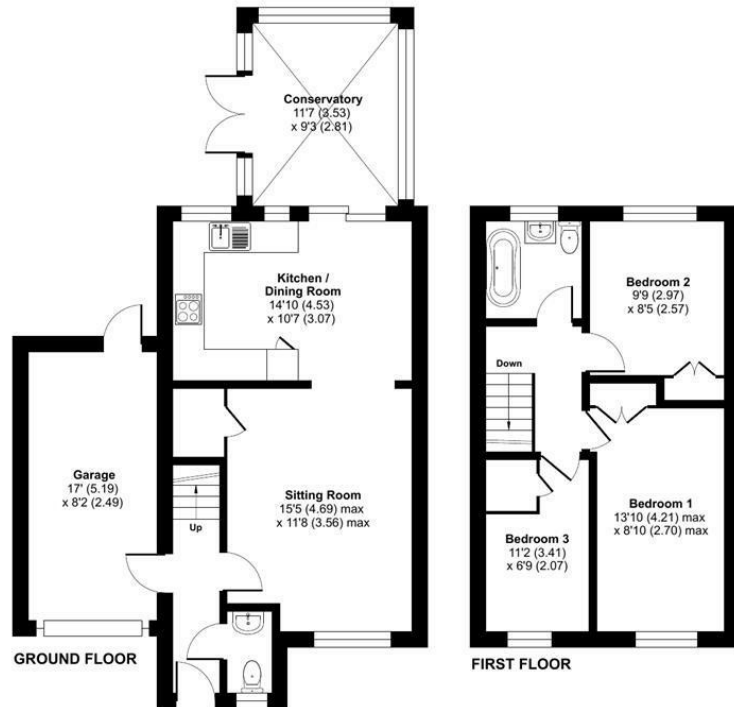
Secondary School:
Toynbee Secondary School

Council Tax:
Band C

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 = 533 sq ft / 49.5 sq m
 First Floor = 393 sq ft / 36.5 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1065 sq ft / 98.9 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	74	79
(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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