



sparks ellison.

# 6 Bellflower Way, Knightwood Park, Chandlers Ford, SO53 4HN

£525,000

A magnificent 5/6 bedroom detached family home presented in immaculate fashion throughout and offered For Sale with no forward chain. In recent years the property has been subject to a stunning loft conversion affording a 6th bedroom / family room together with study, as well as a beautiful re-fitted kitchen breakfast room, en-suite to the master bedroom and family bathroom. The rear garden has been attractively landscaped and benefits from a pleasant south westerly aspect.

## DIRECTIONS

From our office proceed north and take the third left hand turning into Hiltingbury Road. Continue to the end and at the traffic lights proceed across into Baddesley Road. At the roundabout turn left into Knightwood Road, proceed over the first mini roundabout and take the next right hand turning into Bellflower Way. Number 6 is situated on the left hand side.

## ACCOMMODATION

### Ground Floor

Reception Hall:	Stairs to first floor.
Cloakroom:	Wash basin, wc.
Sitting Room:	19'8" x 12' (5.99m x 3.66m) Fireplace incorporating gas coal effect fire.
Dining Room:	12'1" x 12' (3.68m x 3.66m)
Kitchen / Breakfast Room:	24'2" x 13'5" x 9'7" (7.37m x 4.09m x 2.92m) Comprehensively re-fitted in 2008 by Basset Homes range of units with stainless steel furniture and granite worktops incorporating breakfast bar, integrated dishwasher and microwave, double doors to rear garden, tiled floor.
Utility Room:	8' x 5'1" (2.44m x 1.55m) Range of units, boiler, tiled floor, door to outside.
Playroom:	11'3" x 7'10" (3.43m x 2.39m) (Converted from a section of garage).

### First Floor

Landing:	Stairs to second floor with cupboard under, airing cupboard.
Bedroom 1:	14'3" x 12' (4.34m x 3.66m) Feature part vaulted ceiling, fitted wardrobes.
En-Suite:	Re-fitted contemporary style white suite with chrome fittings comprising double width shower cubicle, wash basin, wc.
Bedroom 2:	12' x 11' (3.66m x 3.35m) Fitted wardrobes.
En-Suite:	Double width shower cubicle, wash basin, wc.
Bedroom 3:	12' x 10'8" (3.66m x 3.25m)
Bedroom 4:	13' x 11'5" (3.96m x 3.48m) Built in cupboard.
Bedroom 5:	17'5" x 8'6" (5.31m x 2.59m)
Bathroom:	9'3" x 7'4" (2.82m x 2.24m) Re-fitted contemporary style white suite with chrome fittings comprising panel bath with mixer tap and shower attachment, shower cubicle with glazed screen, wash basin, wc.

### Second Floor

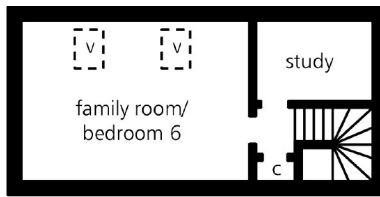
Family Room/Bedroom 6:	16'7" x 12' (5.05m x 3.66m) Access to eaves storage area. 6 feature velux windows to the rear.
Study:	9'3" x 6'3" (2.82m x 1.91m) Access to eaves storage area.

### OUTSIDE

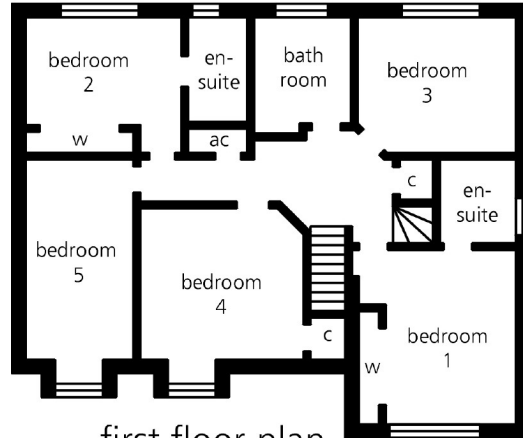
Front:	Double width driveway and adjacent lawned area with side access to rear.
Rear Garden:	Approximately 42' x 33' benefiting from a pleasant south westerly aspect. The gardens have been attractively landscaped with brick paved terrace adjoining the rear of the property. There are two separate lawned areas and railway sleepers have been used as retaining walls. The gardens are enclosed by hedging and fencing.
Garage:	16'8" x 8'10" (5.08m x 2.69m). Storage area 8'10" x 6'9" this is situated to the front of the playroom.

### OTHER INFORMATION

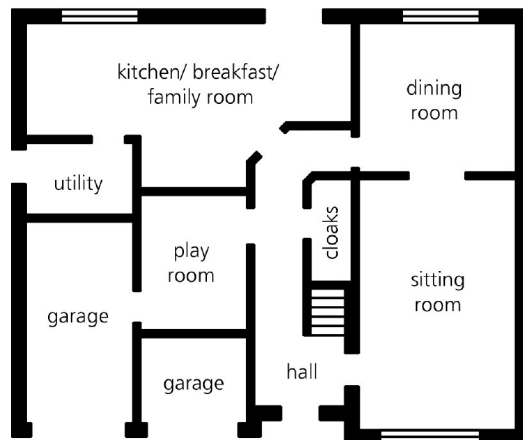
Tenure:	Freehold
Approximate Age:	Constructed 1999
Sellers Position:	No forward chain
Approximate Area:	214sqm/2303sqft (Details taken from EPC)
Heating:	Gas central heating
Windows:	UPVC double glazed
Television Points:	Sitting room, kitchen, bedroom 1, family room.
Satellite Television:	Connected to the sitting room and family room.
Security Alarm:	Yes
Infant / Junior School:	Knightwood Primary School
Secondary School:	Thornden Secondary School
Local Council:	Test Valley Borough Council - 01264 368000
Council Tax:	Band F - £1,995.75 12/13



second floor plan



first floor plan



ground floor plan

illustrative purposes only



94 winchester road chandlers ford Hampshire SO53 2GJ  
 t 023 8025 5333 f 023 8026 0099 e [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk) w [www.sparksellison.co.uk](http://www.sparksellison.co.uk)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



# Energy Performance Certificate

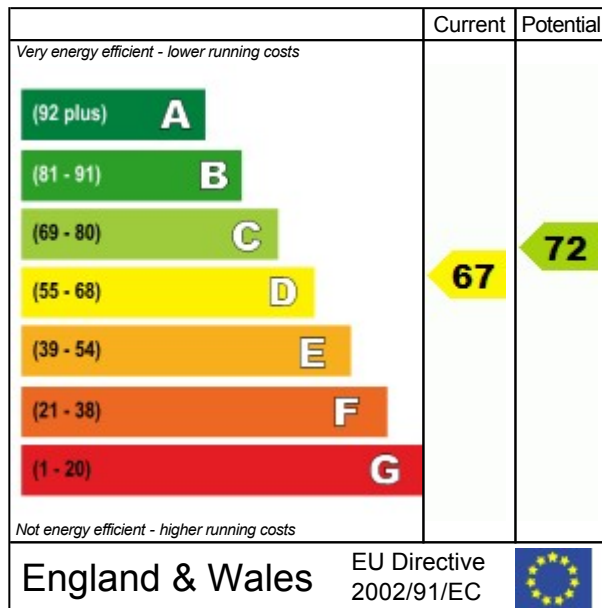


6, Bellflower Way  
Chandler's Ford  
EASTLEIGH  
SO53 4HN

Dwelling type: Detached house  
Date of assessment: 30 September 2011  
Date of certificate: 01 October 2011  
Reference number: 8001-7609-6029-9376-4193  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 214 m<sup>2</sup>

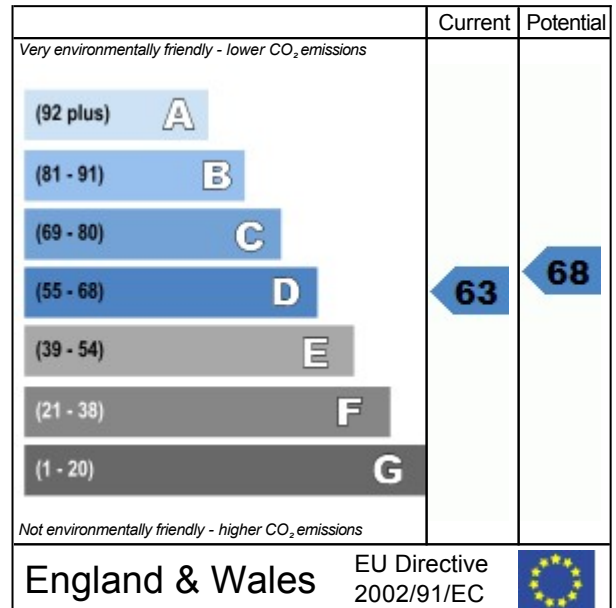
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	176 kWh/m <sup>2</sup> per year	148 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.2 tonnes per year	6.1 tonnes per year
Lighting	£160 per year	£81 per year
Heating	£1,114 per year	£995 per year
Hot water	£134 per year	£118 per year

### You could save up to £213 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.