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5 The Tanyards, Chandler's Ford, SO53 1TJ £675,000

A wonderful four bedroom detached family home situated in a quiet cul-de-sac within the heart of the popular North Millers Dale area. The property has been cleverly extended to the ground floor to provide a magnificent 35'4" re-fitted kitchen/dining space, open plan to a family room with picture window overlooking the rear garden. In addition to this is a study, sitting room, cloakroom and utility area. On the first floor are four good sized bedrooms served by a re-fitted modern bathroom. Further attributes include a double garage and rear garden measuring approximately 57' x 47'. North Millers Dale benefits from a popular Gastro pub, nature reserve and is also within walking distance of Hiltingbury School and a range of shops on Hiltingbury Road and Ashdown Road.

ACCOMMODATION

Ground Floor

Entrance Porch:

Reception Hall:
Stairs to the first floor with cupboard under, wooden floor.

Cloakroom:
Modern white suite comprising wash basin with cupboard under, wc, tiled floor.

Sitting Room:
19'7" x 12' (5.97m x 3.66m) Chimney breast with feature log burner.

Kitchen/Dining Room:
35'4" x 9'8" (10.77m x 2.95m) The kitchen area has been comprehensively re-fitted in a range of cream gloss units with wooden worktops, range style electric oven and gas hob with extractor hood over, integrated dishwasher, full height fridge and freezer. The dining area provides space for table and chairs and double doors to rear garden, wooden flooring throughout, open plan to family room.

Family Room:
13'6" x 11'8" (4.11m x 3.56m) Log burner, wooden floor, picture window overlooking the rear garden.

Study:
11'9" x 7' (3.58m x 2.13m)

Utility Room:
16'7" x 3'8" (5.05m x 1.12m) Space and plumbing for appliances, boiler, door to garage.

First Floor

Landing:
Hatch to loft space

Bedroom 1:
11' x 9'9" (3.35m x 2.97m) Range of fitted wardrobes.

En-Suite:
5'8" x 4'6" (1.73m x 1.37m) White suite with chrome fitments comprising shower cubicle with glazed screen, wash basin, wc.

Bedroom 2:
12'1" x 9'9" (3.68m x 2.97m) Built in wardrobe.

Bedroom 3:
12'1" x 9'6" (3.68m x 2.90m) Built in wardrobe.

Bedroom 4:
9'10" x 6'10" (3.00m x 2.08m)

Bathroom:
9'10" x 5'7" (3.00m x 1.70m) Modern white suite with chrome fitments comprising bath with central taps, separate shower cubicle with glazed screen, wash basin with cupboard under, wc.

OUTSIDE

Front:
Brick paved driveway affords off street parking leading to the garage, adjacent lawned area, side access to rear garden.

Rear Garden:
The rear garden is an attractive feature of the property measuring approximately 57' x 47'. Adjoining the house is a paved patio leading onto a good sized lawn surrounded by well stocked borders and enclosed by fencing, garden shed.

Double Garage:
17'1" x 16'8" (5.21m x 5.08m) Light and power, electric door. Side access to rear garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
182.3sqm/1963sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

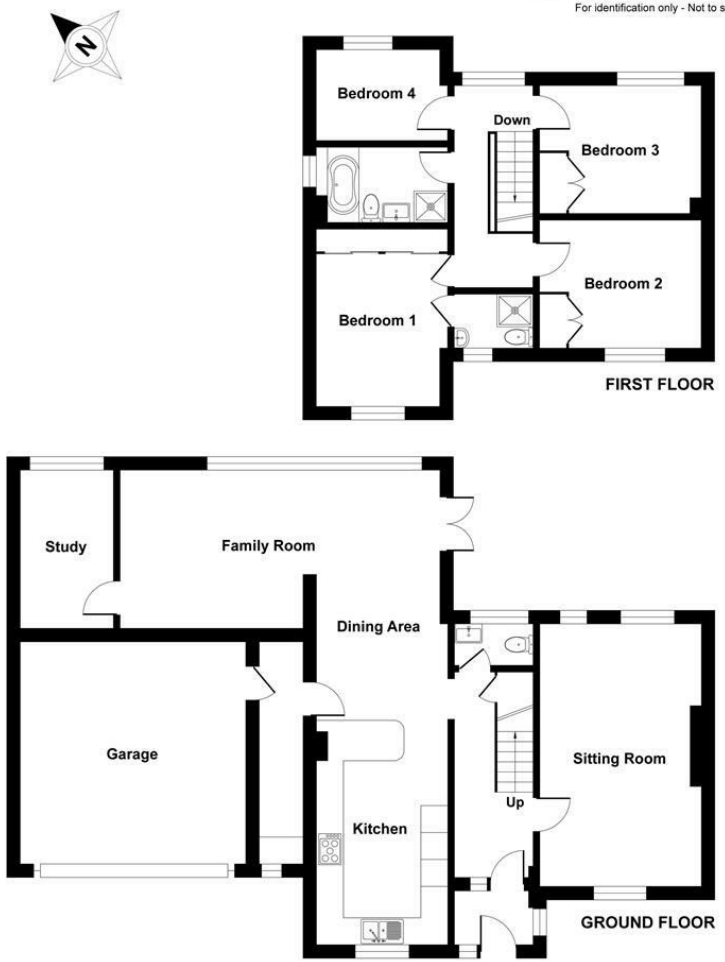
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

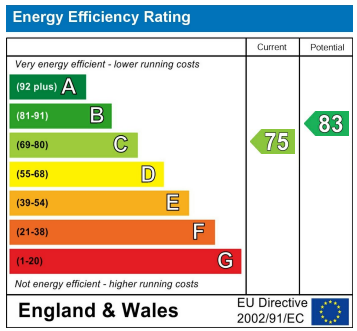
Council Tax:
Band F

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 = 1065 sq ft / 98.9 sq m
First Floor = 622 sq ft / 57.8 sq m
Garage = 276 sq ft / 25.6 sq m
Total = 1963 sq ft / 182.3 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Sparks Ellison. REF: 750782



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The Property Ombudsman
NAEA National Association of Estate Agents

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