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est. 2003

23 Bellflower Way, Knightwood Park, Chandlers Ford, SO53 4HN

£635,000

A magnificent five bedroom detached family residence occupying an enviable location on the edge of Knightwood Park. The property is presented to a very high standard throughout and benefits from a stunning re-fitted kitchen/family room, re-fitted en-suite shower room and re-fitted family bathroom. The accommodation affords spacious well proportioned rooms throughout the property, with further attributes including two garages, extensive parking to the front and rear garden with pleasant 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. Continue round to the right and number 23 is situated at the end.

ACCOMMODATION

Ground Floor

Pillared Entrance Porch:	Front door to reception hall.
Reception Hall:	Stairs to first floor, wooden flooring.
Cloakroom:	Wash hand basin, WC.
Sitting Room:	19'8" x 12' (5.99m x 3.66m) Stone fireplace with gas coal effect fire, wooden flooring.
Dining Room:	12'1" x 12' (3.68m x 3.66m) Wooden flooring.
Study:	8'5" x 7'8" (2.57m x 2.34m) Wooden flooring, door to rear garden, electric heating.
Family Room:	11'2" x 8' (3.40m x 2.44m) Wooden flooring.
Kitchen/Family/Breakfast Room:	24'3" x 13'6" x 9'7" (7.39m x 4.11m x 2.92m) The kitchen area has been re-fitted with a comprehensive range of stunning cream units with black granite worktops, 'Britannia' stainless steel electric Range oven and six ring gas hob with extractor hood over, integrated NEFF dishwasher and fridge, butler sink, tiled floor with under floor heating, space for table and chairs, space for sofa, double doors to rear garden.
Utility Room:	8' x 5'1" (2.44m x 1.55m) Range of matching units, integrated NEFF fridge freezer, space and plumbing for appliances, cupboard housing boiler, tiled floor, door to outside.
Boot Room:	7'11" x 5'10" (2.41m x 1.78m) Wooden flooring, door to garage.

First Floor

Landing:	Hatch to loft space, airing cupboard.
Bedroom 1:	14'4" x 12' (4.37m x 3.66m) Range of fitted wardrobes, part vaulted ceiling and a window affording pleasant distant views.
En-suite:	Re-fitted contemporary white suite comprising open ended shower area with glazed screen, wash hand basin with cupboard under, WC, part tiled walls, tiled floor with under floor heating.
Bedroom 2:	12' x 11' (3.66m x 3.35m) Range of fitted wardrobes.
En-suite:	Suite comprising shower cubicle, wash hand basin, WC, tiled walls.
Bedroom 3:	12' x 10'8" (3.66m x 3.25m)

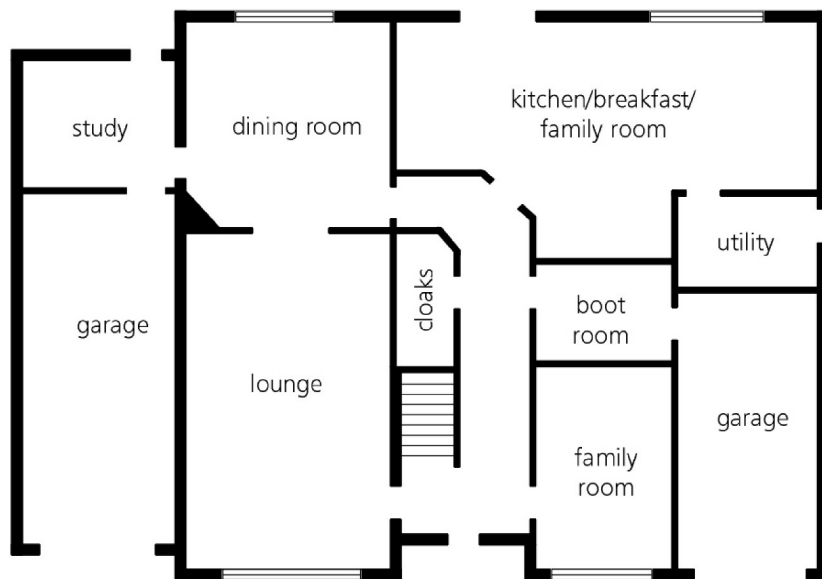
Bedroom 4:	14' x 11'6" (4.27m x 3.51m)
Bedroom 5:	17'5" x 8'6" (5.31m x 2.59m)
Bathroom:	9'5" x 7'4" (2.87m x 2.24m) Re-fitted modern white suite with bath inset to tiled area, circular wash hand basin with tiled shelf, separate shower cubicle with glazed screen, WC, tiled floor and part tiled walls.

OUTSIDE

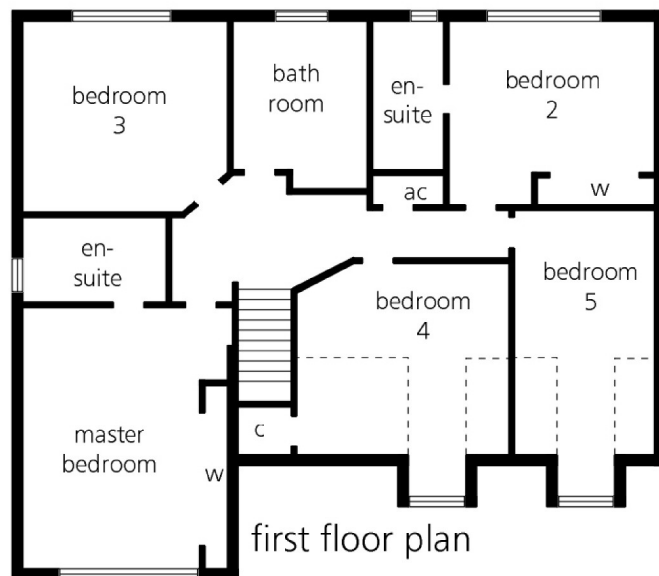
Front:	To the front of the property is an extensive driveway that affords parking for several vehicles, with adjacent lawned area and established planted borders. Side access to rear garden.
Rear Garden:	Approximately 63' wide x 40' deep. A paved terrace adjoins the rear of the property leading on to a lawned area enclosed by well established borders and fencing. There is a further circular paved area to the rear corner.
Garage 1:	20' x 9' (6.10m x 2.74m) Light and power connected, electric door.
Garage 2:	16'5" x 8' (5.00m x 2.44m) Light and power connected.

OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1999
Approximate Area:	193sqm/2077sqft (Details taken from EPC)
Sellers Position:	No forward chain
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft Space:	Partially boarded with ladder and light connected
Television Points:	Sitting room, study, bedrooms 1, 4 and 5
Telephone Points:	Sitting room, family room, kitchen/family/breakfast room, bedrooms 1 and 5
Infant/Junior School:	Knightwood Primary School/St Francis C of E Primary School
Secondary School:	Thornden School catchment
Council Tax:	Band G - £2,318.37 13/14
Local Council:	Test Valley Borough Council 01264 368000

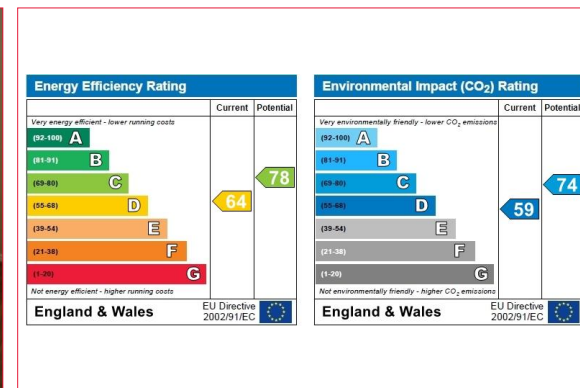


ground floor plan



first 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 w www.sparksellison.co.uk

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