



**Connells**

Colton Copse  
Chandler's Ford Eastleigh



## Property Description

Originally constructed by Barratt Homes in 1999, this beautifully presented three-bedroom home has undergone an extensive programme of renovation since 2020, resulting in a high-specification property finished to an exceptional standard throughout. The comprehensive refurbishment has effectively taken the property back to its core, with modern fittings, upgraded systems and stylish finishes creating a truly turn-key home ready for immediate occupation.

The ground floor welcomes you with a bright and inviting entrance hall, complete with a convenient downstairs W/C. This leads through to a spacious living room, enhanced by attractive wood flooring and an abundance of natural light, creating a warm and comfortable space for relaxation. The true heart of the home is the impressive open-plan kitchen/dining room, fitted with sleek Howdens Chelford Slate Grey shaker-style cabinetry, premium integrated Bosch appliances including fridge-freezer, dishwasher, washing machine and oven, complemented by beautiful 40mm solid oak worktops. French doors open directly onto the rear garden, providing a seamless connection between indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms, comprising two generous doubles and a single bedroom ideal for use as a home office or nursery. The principal bedroom benefits from a stylish ensuite shower room, while the family bathroom serves the remaining accommodation.

Both bathrooms have been finished to a luxurious contemporary standard with premium Roca sanitary ware and full-height Porcelanosa tiling, alongside modern fixtures including a spacious walk-in shower with rainfall head.

Externally, the west-facing rear garden has been thoughtfully landscaped to create a

superb outdoor space for entertaining and relaxing. The garden features a porcelain patio area, sleeper retaining wall, soft landscaping and modern close board fencing with concrete posts. Further benefits include a single garage, an allocated parking space within a shared driveway and additional visitor parking available across the neighbouring roads.

The property also benefits from a boarded loft providing valuable additional storage, modern UPVC double glazed windows and doors installed with building control sign-off, replaced fascia, soffits and guttering, a modern Vaillant gas boiler with MagnaClean system, upgraded electrics with brushed chrome fittings and LED lighting, and excellent broadband connectivity via multiple high-speed providers including Virgin Media, Toob and Openreach.

Situated within a particularly quiet and safe residential road, the property enjoys a friendly and well-maintained neighbourhood setting, making it an ideal purchase for a wide range of buyers seeking a stylish, modern home with minimal work required.

## Lounge

17' 6" x 11' 8" (5.33m x 3.56m)  
Double glazed window to front aspect (new 2020), radiator (new 2020), skimmed ceilings and walls (2020), Howdens oak veneer laminate flooring (new 2021), new skirting boards and architrave (2021), brush chrome sockets (new 2020), LED downlights (2020), Howdens oak veneer door to kitchen/diner.

## Kitchen Diner

14' 6" x 9' 1" ( 4.42m x 2.77m )

Double glazed window to rear aspect (new 2020), radiator (new 2020), breakfast bar, new skirting boards and architrave (2021), Howdens Chelford Slate Gray eye and base level units (installed 2021), integrated Bosch fridge/freezer, washing machine, dishwasher and oven (new 2021), 40mm solid oak worktops, Howdens oak veneer laminate flooring (new 2021), gas hob, extractor hood, skimmed walls and ceiling (2020), brushed chrome sockets (new 2020), sink and drainer with hot and cold tap, boiler access (installed 2020, Valliant MagnaClean), fitted blinds, LED downlights (2020), patio doors (new 2020) to rear garden.

## Bedroom 1

11' 7" x 8' 6" ( 3.53m x 2.59m )

Skimmed walls and ceiling (2020), radiator (new 2020), double glazed window to front elevation (new 2020), wool carpets with premium underlay (new 2021), new skirting boards and architrave (2021), fitted blinds, Howdens oak veneer door, access to ensuite.

## En-Suite

Reconfigured in 2021 to allow for walk-in shower with rainfall head, lit mirror (2021), Roca sanitaryware, full height Porcelanosa tiles, wash hand basin with mixer tap and storage under, Howdens oak veneer door, LED downlights (2020).

## Bedroom 2

10' 2" x 8' 5" ( 3.10m x 2.57m )

Double glazed window to rear elevation (new 2020), radiator (new 2020), wool carpets with premium underlay (new 2021), new skirting boards and architrave (2021), skimmed ceilings and walls (2020), fitted blinds, Howdens oak veneer door.

## Bedroom 3

8' 9" x 5' 10" ( 2.67m x 1.78m )

Double glazed window to front elevation (new 2020), radiator (new 2020), Howdens oak veneer laminate flooring (new 2021), new skirting boards and architrave (2021), skimmed ceilings and walls (2020), fitted blinds, Howdens oak veneer door.

## Bathroom

Full height Porcelanosa tiles, Roca sanitaryware, extractor fan, heated towel rail, wash hand basin with mixer tap, shower over bath, W/C, double glazed window to rear elevation (new 2020), LED downlights (2020)

## Outside

Rear Garden

West facing, re-landscaped in 2023 with porcelain patio, timber close board fences on concrete posts.

Outbuildings

Separate garage.

Parking

Space in a shared driveway. Visitor bays on 3 adjoining roads.





To view this property please contact Connells on

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EPC Rating: C    Council Tax  
Band: D

**view this property online [connells.co.uk/Property/EGH309551](https://www.connells.co.uk/Property/EGH309551)**

Tenure: Freehold



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Property Ref: EGH309551 - 0002