



sparks ellison

12 Wild Cherry Way, Chandler's Ford, SO53 4LW

£525,000

A wonderful four bedroom detached home presented in excellent condition throughout and located in a popular cul-de-sac within Knightwood Park. The property benefits from a sitting room, dining area, kitchen/breakfast room, utility and cloakroom along with an attractive conservatory.. On the first floor are four good size bedrooms and family bathroom along with an en suite to the master bedroom. To the front is parking for two cars with the rear garden affording a pleasant south westerly aspect. The property also falls within the catchments for the popular Knightwood and Thornden schools and is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:**
Stairs to first floor, oak flooring.
- Sitting Room:**
13'7" x 13'5" (4.15m x 4.08m) Oak flooring, understairs storage cupboard, bay window.
- Dining Room:**
9'2" x 8' (2.79m x 2.44m) Oak flooring, double doors to conservatory.
- Conservatory:**
10'8" x 8'2" (3.25m x 2.49m) Tiled floor, glass roof, double doors to rear garden.
- Kitchen/Breakfast Room:**
12' x 9'1" (3.67m x 2.77m) Built in electric oven, built in hob with extractor hood over, space and plumbing for dishwasher, space for fridge freezer, space for table and chairs.
- Utility Room:**
Space and plumbing for washing machine, wall mounted boiler, door to outside.
- Cloakroom:**
Wash hand basin, w.c.

FIRST FLOOR

- Landing:**
Access to loft space.
- Bedroom 1:**
13'5" x 11'5" (4.08m x 3.47m) Airing cupboard.
- En-suite:**
5'10" x 5'3" (1.78m x 1.60m) Comprising shower cubicle, wash hand basin, w.c.
- Bedroom 2:**
14'1" x 8'7" (4.30m x 2.61m)
- Bedroom 3:**
8'9" x 8'8" (2.66m x 2.65m)
- Bedroom 4:**
11'4" x 9'5" (3.46m x 2.87m)
- Shower Room:**
Comprising open ended shower enclosure, wash hand basin, w.c. Tiled floor, tiled walls.

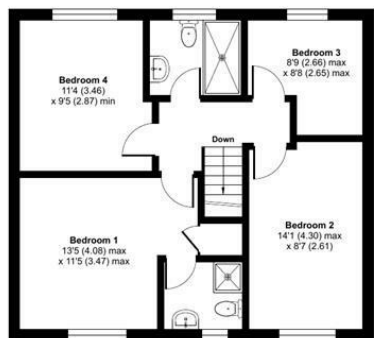
OUTSIDE

- Front:**
Double width driveway leading to the garage, adjacent planted area, side access to rear garden.
- Rear Garden:**
Approximately 35' x 32' affording a pleasant south westerly aspect. The garden is mostly lawned with flower and shrub borders and enclosed by fencing.
- Garage:**
18' x 8'4" (5.49m x 2.54m) Up and over door, power and light, door to side.
- OTHER INFORMATION**
- Tenure:**
Freehold
- Approximate Age:**
1996
- Approximate Area:**
- Sellers Position:**
No forward chain
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed windows
- Loft Space:**
Partially boarded with ladder and light connected
- Infant/Junior School:**
Knightwood Primary School/St. Francis Primary School
- Secondary School:**
Thornden Secondary School
- Council Tax:**
Band E
- 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.

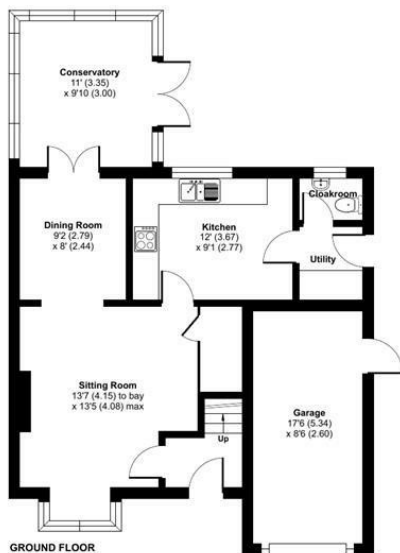


Ground Floor = 599 sq ft / 55.6 sq m
 First Floor = 600 sq ft / 55.7 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1343 sq ft / 124.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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