



sparks ellison

20 Bellflower Way, Chandler's Ford, SO53 4HN

£825,000

Situated in the desirable cul-de-sac of Bellflower Way, within the sought-after Knightwood Park area of Chandler's Ford, this substantial five-bedroom detached family home presents an excellent opportunity for those seeking a spacious and versatile living environment. The property boasts two generous reception rooms, perfect for both entertaining guests and enjoying family time. The heart of the home is a large kitchen, which seamlessly integrates with a breakfast and family area, offering a delightful view of the 77' rear garden. This space is ideal for casual dining and family gatherings, making it a wonderful hub for daily life. With three bathrooms, the home ensures ample facilities for a busy family, while the double garage provides convenient storage or parking in addition to the driveway. Although the property is in need of some general updating, it offers a blank canvas for potential buyers to personalise and enhance to their taste. The location is particularly appealing, as it falls within the catchment area for the highly regarded Knightwood and Thornden Schools, making it an excellent choice for families with children. With no forward chain, this home is ready for a new owner to make it their own.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Cloakroom:

Comprising wash hand basin, WC.

Sitting Room:

19'9" x 12' (6.03m x 3.65m) Fireplace surround and hearth with inset gas fire.

Dining Room:

11'11" x 11'11" (3.64m x 3.62m)

Kitchen/Breakfast/Family Room:

24'3" x 9'7" (7.40m x 23.92m) Built in double oven, built in gas hob, fitted extractor hood, space and plumbing for dishwasher, space for fridge, space for freezer, space for table and chairs, space for sofas.

Utility Room:

7'11" x 5' (2.42m x 1.53m) Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

14'3" x 12'10" (4.35m x 3.90m) Fitted wardrobes.

En Suite:

Comprising bath with shower over, wash hand basin, WC.

Bedroom 2:

13'11" x 11'7" (4.25m x 3.52m) Fitted wardrobes.

En Suite:

Comprising shower in cubicle, wash hand basin, WC.

Bedroom 3:

17'7" x 8'4" (5.37m x 2.55m) Built in storage cupboard.

Bedroom 4:

12' x 10'10" (3.65m x 3.30m)

Bedroom 5:

12' x 10'10" (3.65m x 3.30m)

Bathroom:

Comprising bath, shower in cubicle, wash hand basin, WC.

OUTSIDE

Front:

Comprising area laid to lawn, planted bed, driveway providing off road parking.

Rear Garden:

Measures approximately 77' x 47' and comprises paved patio area, area laid to lawn, variety of mature plants, bushes and shrubs, outside tap.

Garage:

18'2" x 16'11" with twin electric doors, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1998

Approximate Area:

2296sqft/213.2sqm (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Knightwood Primary/St. Francis Primary Schools

Secondary School:

Thornden Secondary School

Council Tax:

Band G

Local Council:

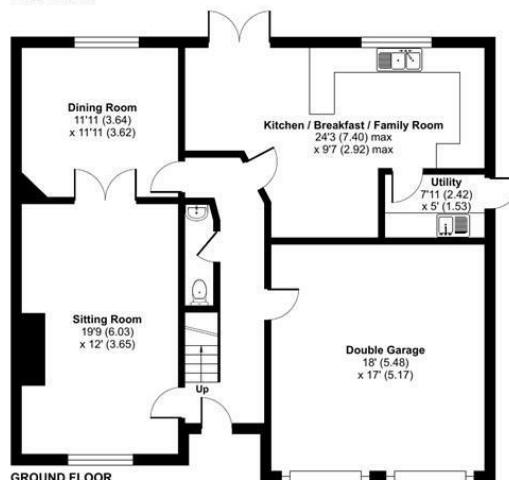
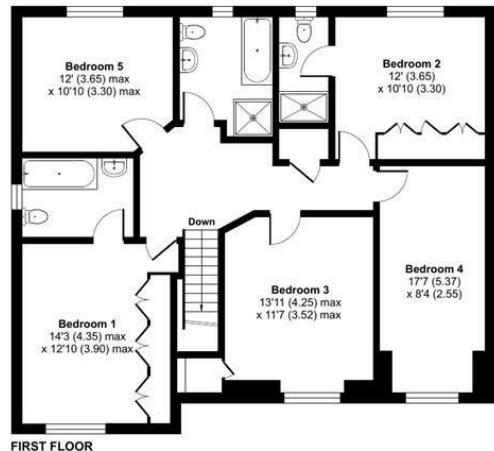
Test Valley Borough Council - 01264 368000

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 = 868 sq ft / 80.6 sq m
 First Floor = 1123 sq ft / 104.3 sq m
 Garage = 305 sq ft / 28.3 sq m
 Total = 2296 sq ft / 213.2 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem 2025. Produced for Sparks Ellison. REF: 1353567



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	65	
(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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