



sparks ellison

5 Colton Copse, Chandler's Ford, SO53 4HQ

£350,000

A modern three bedroom end of terrace situated on the ever popular Knightwood Park development which boasts an array of amenities including Knightwood Leisure Centre, woodland walks, public house, convenience store, health practices and schools. The property itself benefits from an en suite to the master bedroom, a 17'7" sitting room and a kitchen/dining room opening on to the rear garden. Externally there is an enclosed garden with rear access, off road parking and a garage. Colton Copse is a cul de sac location within Thornden School Catchment and No.5 is offered for sale with no forward chain.

ACCOMMODATION:

GROUND FLOOR:

Entrance Vestibule:

Cloakroom:

5'8" x 2'7" (1.73m x 0.79m)

Comprising wash hand basin with cupboard under, wc.

Sitting Room:

17'7" x 14'5" (5.36m x 4.39m)

Stairs to first floor, fireplace surround and hearth with inset electric fire.

Kitchen/Dining Room:

14'5" x 9' (4.39m x 2.74m)

Built in oven, built in gas hob, fitted extractor hood, space for fridge, space and plumbing for washing machine, space for table and chairs, under stairs storage cupboard, cupboard housing boiler.

FIRST FLOOR:

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

11'7" x 8'4" (3.53m x 2.54m)

Built in double wardrobe.

En Suite:

8'3" x 4'5" (2.51m x 1.35m)

Comprising shower in cubicle, wash hand basin, wc.

Bedroom 2:

10'4" x 8'1" (3.15m x 2.46m)

Bedroom 3:

8'8" x 5'10" (2.64m x 1.78m)

Bathroom:

6' x 5'6" (1.83m x 1.68m)

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

OUTSIDE:

Front:

Area laid to lawn, pathway to front door, mature hedgerow.

Rear Garden:

Measures approximately 32' x 17' and comprises paved patio area, area laid to lawn, planted beds, outside tap, gate providing rear access.

Garage:

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1999

Approximate Area:

75.5sqm/814sqft

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:

Knightwood Primary School

Secondary School:

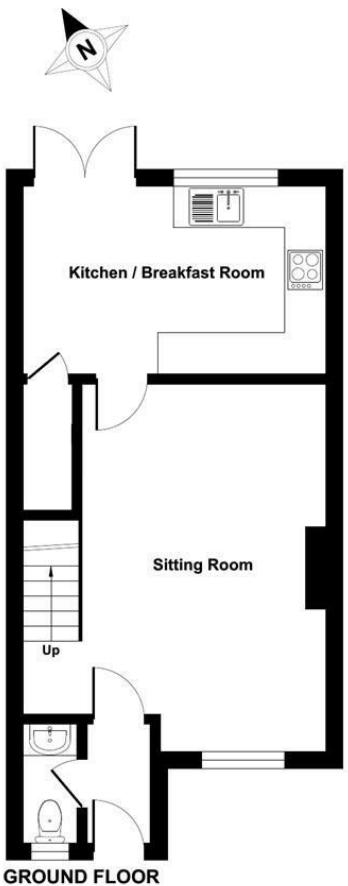
Thornden Secondary School

Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

Band D



Ground Floor = 418 sq ft / 38.8 sq m
 First Floor = 396 sq ft / 36.7 sq m
 Total = 814 sq ft / 75.5 sq m
 For identification only - Not to scale



 Certified Property Measure
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		68
(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		



