



sparks ellison

4 Cleveland's Close, Chandler's Ford, SO53 5PX

£625,000

Located in a small cul-de-sac on the edge of Hiltingbury, this delightful detached house on Cleveland's Close offers a perfect blend of comfort and convenience. With its prime location, the property falls within the catchment areas for the highly regarded Hiltingbury and Thornden schools, making it an ideal choice for families. The house boasts three spacious reception rooms, providing ample space for relaxation, entertaining, or even a dedicated home office. Each room is well-proportioned, allowing for a versatile layout that can adapt to your lifestyle needs. The four generously sized bedrooms ensure that everyone has their own personal space, making this home both practical and inviting. The rear garden, with its westerly aspect, is a true highlight offering a sunny retreat for outdoor enjoyment. Additionally, the property features a double garage, providing convenient parking and extra storage options. For those who appreciate nature, the nearby woodland walks at Hocombe Mead offer a picturesque setting for leisurely strolls and outdoor activities. This charming home is not just a property; it is a lifestyle choice, combining the peace of suburban living with easy access to local amenities and the M3. In summary, this detached house in Hiltingbury is a wonderful opportunity for anyone seeking a spacious family home in a desirable location. With its excellent schools, and ample living space, it is a property that truly deserves your attention.

ACCOMMODATION

Ground Floor

Entrance porch:

Tiled floor, front door to:

Reception hall:

Stairs to first floor.

Cloakroom:

Wash basin with cupboard under, WC.

Sitting room:

17'5" x 13'1" (5.23m x 3.98m)

Dining room:

10'8" x 9'8" (3.25m x 2.95m) Sliding doors to rear garden.

Kitchen:

18'2" x 7'6" (5.54m x 2.29m) A refitted comprehensive range of cream gloss units, electric double oven, gas hob with extractor hood over, space and plumbing for further appliances, door to outside.

Study:

12'3" x 7'0" (3.73m x 2.12m) Door to garage.

First floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

15'5" x 10'11" (4.70m x 3.33m) Built in wardrobe.

Bedroom 2:

11'5" x 10'2" (3.49m x 3.11m) Built in wardrobe.

Bedroom 3:

12'0" x 11'9" (3.66m x 3.59m)

Bedroom 4:

11'1" x 7'7" (3.39m x 2.30m)

Wet room:

Walk in shower area with glazed screen, wash basin, WC, tiled walls and floor.

OUTSIDE

Front:

To the front of the property is the double width driveway leading to the garage. Adjacent lawned area with flower and shrub borders and side access to rear garden.

Rear:

Approximately 41'6" x 33'7" enjoying a pleasant westerly aspect. Adjoining the house is a brick paved patio leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing. Raised sleeper wall planter, covered area to the side.

Double Garage:

17'3" x 17'0" (5.26m x 5.18m) Electric roller door, light and power, battery storage for solar panels.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1972

Approximate Area:

1742 sq ft / 161.7 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with connected light and connected ladder.

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

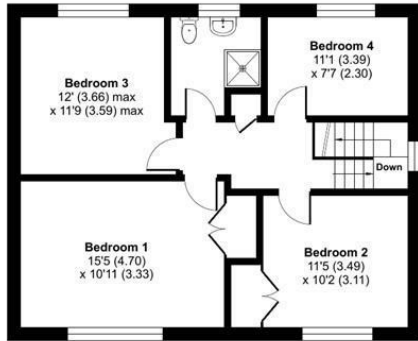
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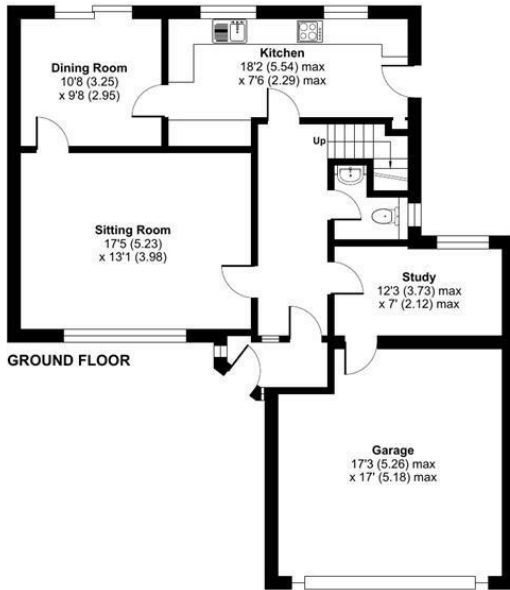
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 772 sq ft / 71.7 sq m
 First Floor = 691 sq ft / 64.1 sq m
 Garage = 279 sq ft / 25.9 sq m
 Total = 1742 sq ft / 161.7 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	78	80
(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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