



sparks ellison

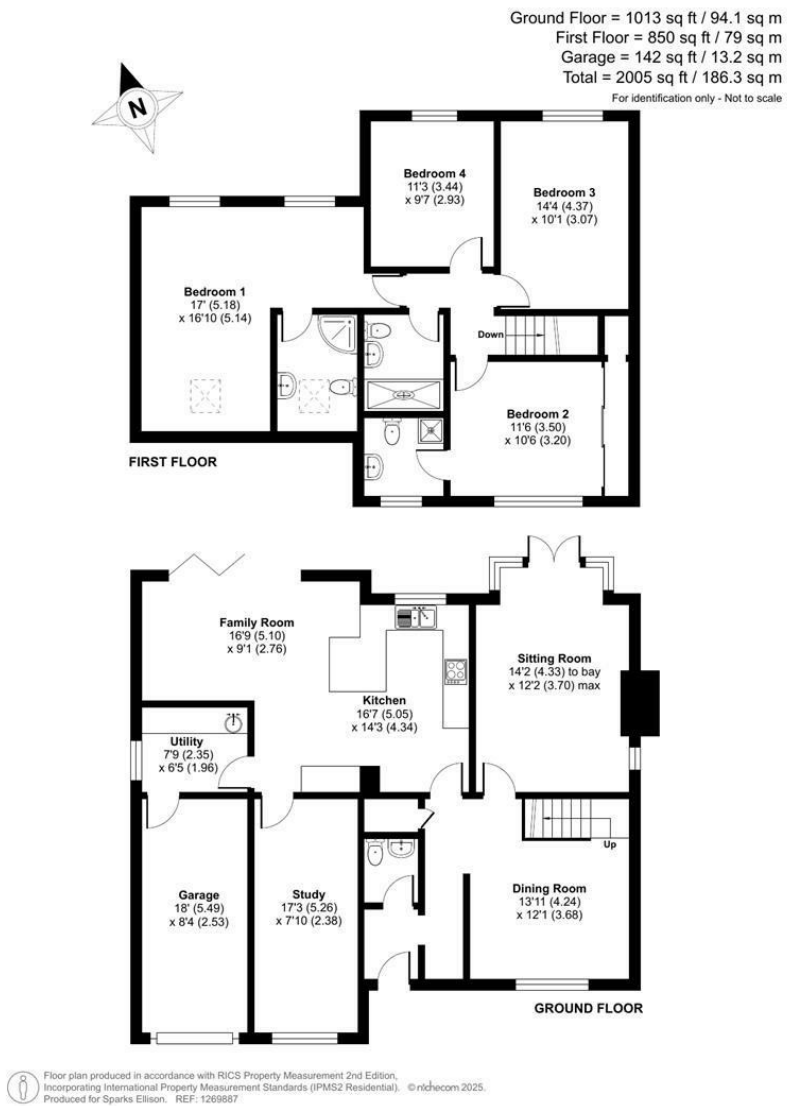


3 Vanburgh Way, Chandler's Ford, SO53 1SE

£725,000

An exceptional four bedroom detached family home situated on the popular North Millers Dale development which itself benefits from a gastro pub and Flexford nature reserve together with being in walking distance to a range of shops on Hiltingbury Road and Ashdown Road and Hiltingbury schools and community centre. The property affords a host of wonderful attributes to include three main reception rooms and space for home working together with a log burner in the sitting room and magnificent open plan kitchen/breakfast family room with bi-fold doors to the rear garden. On the first floor are four double bedrooms together with two re-fitted modern en-suites and a re-fitted modern shower room To the front of the property is a good sized driveway leading to the garage and to the rear a generous garden affording a high degree of privacy measuring approximately 50' x 45'.

<b>ACCOMMODATION</b>	<b>Shower Room:</b>
<b>GROUND FLOOR</b>	Re-fitted modern white suite comprising full width shower cubicle, wash basin with cupboard under, WC.
<b>Entrance Hall:</b>	<b>OUTSIDE</b>
<b>Cloakroom:</b>	<b>Front:</b>
Re-fitted modern white suite with chrome fitments comprising wash basin and WC.	To the front of the property is a good sized driveway leading to the garage with adjacent lawned area and side access to rear garden.
<b>Inner Hallway:</b>	<b>Rear Garden:</b>
Airing cupboard.	Approximately 50' x 45' A full width patio adjoins the house leading on to an area of artificial grass surrounded by planted borders and enclosed by fencing. The rear garden enjoys a high degree of privacy.
<b>Dining Room:</b>	<b>Garage:</b>
13'11" x 12'1" (4.24m x 3.68m) Stairs to first floor, bow window and fitted shutters.	Light and power, tap.
<b>Sitting Room:</b>	<b>OTHER INFORMATION</b>
14'2" x 12'2" max (4.33m x 3.70m Feature log burner, full height bay window and double doors to rear garden.	<b>Tenure:</b>
<b>Kitchen/Breakfast/Family Room:</b>	Freehold
16'7" x 14'3" (5.05m x 4.34m) The kitchen area has been re-fitted with a range of modern white gloss units with stainless steel furniture and composite worktops incorporating a breakfast bar, electric double oven, induction hob with extractor hood over, integrated dishwasher, space for American style fridge freezer. The living area provides space for sofas and chairs, bi-fold doors to rear garden and feature wood panel wall.	<b>Approximate Age:</b>
<b>Family Room:</b>	1980
16'9" x 9'1" (5.10m x 2.76m) Bow window.	<b>Approximate Area:</b>
<b>Utility Room:</b>	2005sqft/186.3sqm (Including garage)
7'9" x 6'5" (2.35m x 1.96m) Range of units, space and plumbing for appliances, boiler, door to garage.	<b>Sellers Position:</b>
<b>FIRST FLOOR</b>	Looking for forward purchase
<b>Landing:</b>	<b>Heating:</b>
Hatch to loft space.	Gas central heating
<b>Bedroom 1:</b>	<b>Windows:</b>
17' x 16'10" (5.18m x 5.14m) Feature vaulted ceiling, window shutters.	UPVC double glazed windows. Aluminium bi-fold doors.
<b>En-suite Shower Room:</b>	<b>Loft Space:</b>
Re-fitted modern white suite with chrome fitments comprising corner shower cubicle, wash basin with cupboard under, WC.	Partially boarded with ladder and light connected
<b>Bedroom 2:</b>	<b>Infant/Junior School:</b>
11'6" x 10'6" (3.50m x 3.20m) Wall to wall fitted wardrobes.	Hiltingbury Infant/Junior School
<b>En-suite Shower Room:</b>	<b>Secondary School:</b>
Re-fitted modern white suite with chrome fitments comprising shower cubicle, wash basin with cupboard under, WC.	Thornden Secondary School
<b>Bedroom 3:</b>	<b>Council Tax:</b>
14'4" x 10'1" (4.37m x 3.07m)	Band E
<b>Bedroom 4:</b>	<b>Local Council:</b>
11'3" x 9'7" (3.44m x 2.93m)	Eastleigh Borough Council - 02380 688000
	<b>Agents Note:</b>
	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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	99	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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