



sparks ellison

56 Beechwood Close, Chandler's Ford, SO53 5PB

£750,000

An impressive, individual detached chalet style home set within a wonderfully attractive mature plot measuring approximately 0.37 acres. The property provides good size accommodation that provides versatility for a number of living options. There are two first floor bedrooms along with a bathroom and a further bedroom benefitting from an en suite on the ground floor. The dining room would provide a further bedroom option if required and a further ground floor bathroom could be created utilising the utility room. There is an excellent size sitting room that leads into the conservatory. The real feature of this property is the stunning plot it sits in. It wraps around the property providing a large frontage along with excellent space to the side and rear. A large driveway and double garage are further benefits of this delightful home. Beechwood Close is a popular cul de sac location sitting within catchment for Hiltingbury and Thornden Schools.

ACCOMODATION:

GROUND FLOOR:

Entrance Hall:
Stairs to first floor, airing cupboard.

Sitting Room:
27'9" x 11'8" (8.46m x 3.56m) Built in storage cupboard.

Conservatory:
17'3" x 13'7" (5.26m x 4.14m)

Study:
9'10" x 6'4" (3.00m x 1.93m)

Kitchen/Breakfast Room:
22'10" x 9'10" (6.96m x 3.00m) Space for Range style cooker, integrated extractor hood, built in microwave, integrated dishwasher, integrated fridge, space for freezer, space for table and chairs, built in larder cupboard, Amtico flooring.

Dining Room:
15' x 10'8" (4.57m x 3.25m)

Cloakroom:
7'3" x 4' (2.21m x 4') Comprising wash hand basin, wc, built in storage cupboard.

Utility Room:
10'10" x 10'8" (3.05m x 3.25m) Space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, wall mounted boiler, built in storage cupboard.

Bedroom 1:
16'1" x 9'10" (4.90m x 3.00m)

En Suite:
12'5" x 7'8" (3.78m x 2.34m) Comprising open ended shower enclosure, bath, wash hand basin, wc, tiled floor.

FIRST FLOOR:

Landing:

Bedroom 2:
12'1" x 12' plus recess (3.68m x 3.66m) Built in double wardrobe.

Bedroom 3:
15'6" x 9' max (5.00m x 2.74m)

Bathroom:
7'5" x into shower x 7'2" (2.26m x 2.18m) Comprising shower in cubicle, bath, wash hand basin, wc, tiled floor.

OUTSIDE:

Front:
There is a large front garden area which is mainly laid to lawn with a variety of mature plants, bushes, shrubs and trees. There is a long driveway leading alongside of the property providing parking for several vehicles and leading to the detached garage. There is also access to the rear garden to the right and left hand side of the property.

Rear Garden:
The majority of this wonderful 0.37 acre plot sits to the side and rear of this delightful home. There is a large patio area, area laid to lawn, outside tap, garden shed, vegetable plots and a wide range of mature plants, bushes, shrubs and trees.

Garage:
17'7" x 16'2" (5.36m x 4.93m) With electric up and over door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1958

Approximate Area:
2032sqft/188.7sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded

Infant/Junior School:
Hiltingbury Infant/Junior School

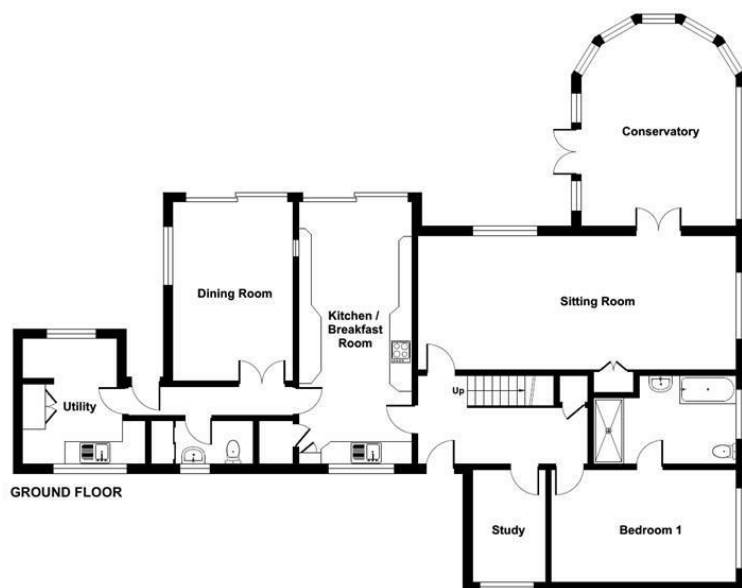
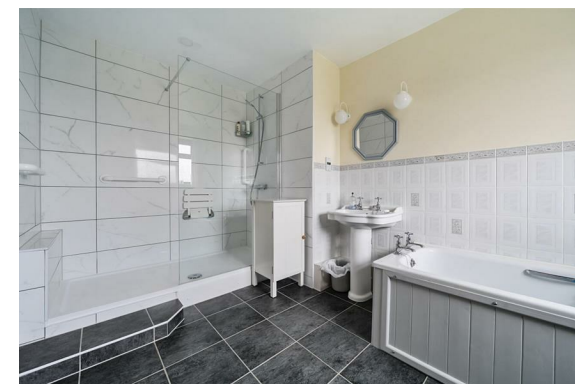
Secondary School:
Thornden Secondary School

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band F

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 = 1626 sq ft / 151 sq m
 First Floor = 406 sq ft / 37.7 sq m
 Total = 2032 sq ft / 188.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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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