



sparks ellison

129 Morgan Le Fay Drive, Chandler's Ford, SO53 4JH

£369,950

A magnificent three bedroom home presented to an exceptional standard throughout occupying an attractive location situated at the end of a cul-de-sac backing onto woodland. The property is presented in beautiful condition throughout with a host of wonderful attributes to include a re-fitted downstairs cloakroom, re-fitted modern kitchen/dining room and re-fitted bathroom together with a high level of décor and fitments. In addition to this is the benefit of two allocated parking spaces and a good size rear garden that measures approximately 56ft. Knightwood Park is a highly desirable location served well by a range of local amenities to include shops and services in Pilgrims Close, recreation centre, woodland walks, parks and Knightwood School.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Automated lighting.

Cloakroom:
Re-fitted modern white suite comprising wash basin with cupboard under, w.c., automated lighting.

Sitting Room:
15'6" x 11'10" (4.72m x 3.61m) Stairs to first floor with storage cupboard under.

Kitchen/Dining Room:
15'5" x 8'6" (4.70m x 2.59m) Re-fitted range of matt blue modern handleless units with work surfaces over and LED lighting under, integrated fridge freezer, dishwasher and washing machine, Neff electric hide and slide oven and Neff Induction hob with Neff extractor hood over, Franke sink unit with brass tap, cupboard housing boiler, space for table and chairs, patio doors to rear garden.

FIRST FLOOR

Landing:
Hatch to loft space, storage cupboard.

Bedroom 1:
13'3" x 10' (4.04m x 3.05m) Wardrobes to remain, built in storage cupboard with light.

Bedroom 2:
8'8" x 7'11" (2.64m x 2.41m)

Bedroom 3:
9' x 6'2" (2.74m x 1.88m)

Bathroom:
6'3" x 5'7" (1.91m x 1.70m) Re-fitted modern white suite comprising tapless bath with hand held shower and rain shower integrated into the ceiling, marble surface with inset basin and storage cupboard under, w.c., further storage cupboard, toothbrush charger, triple coloured dimmable LED mirror with heat function, inline silent extractor fan.

OUTSIDE

Front:

To the front of the property is a polished Indian Sandstone area leading to the front door, power socket.

Rear Garden:

An attractive feature of the property measuring approximately 56' in length. A patio adjoins the house leading onto a lawned area with a further patio area situated at the end, enclosed by fencing, rear gate, outside power and lighting, hot and cold water outlet.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2000

Approximate Area:
772sqft/71.7sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Knightwood Primary School/St. Francis Primary

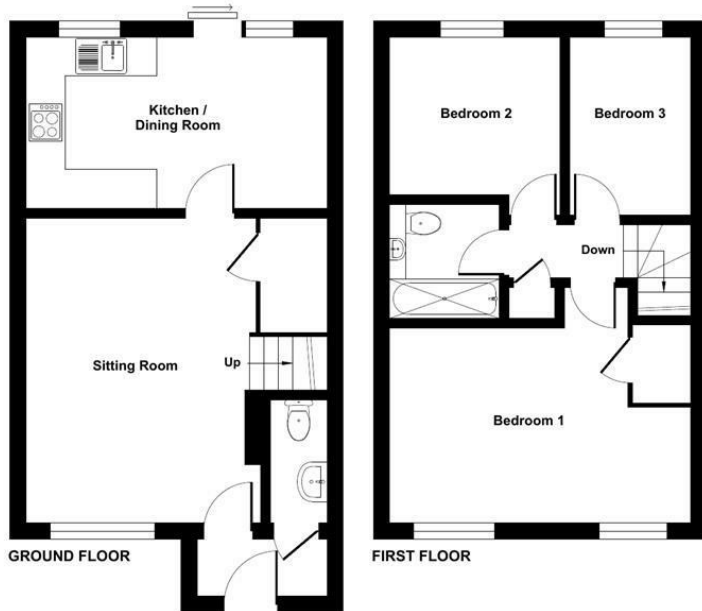
Secondary School:
Thornden Secondary School

Council Tax:
Band C

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 £20 + vat per person for these checks.

Ground Floor = 398 sq ft / 37 sq m
 First Floor = 374 sq ft / 34.7 sq m
 Total = 772 sq ft / 71.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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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