



sparks ellison

36 Thirlstane Firs, Valley Park, Chandlers Ford, SO53 4NX

£385,000

A delightful 3 bedroom detached home occupying an attractive location set within a quiet cul-de-sac on the edge of Valley Park, accessed from Castle Lane. The property is presented in neat and tidy fashion throughout affording a ground floor cloakroom, 23' sitting/dining room, modern kitchen, 3 bedrooms and modern bathroom. In addition to this is a garage to the side and an attractive rear garden measuring approximately 55' x 38'. Thirlstane Firs is conveniently placed for access to local shops and schooling in Pilgrims Close, with the centre of Chandlers Ford a short distance away and easy access to the M3 and M27 motorways.

ACCOMMODATION

Ground Floor

Entrance Hall: Stairs to first floor with cupboard under.
Cloakroom: Wash basin, wc.
Sitting/Dining Room: 23' x 12'9" x 8'3" (7.01m x 3.89m x 2.51m)
Fireplace with electric fire.
Kitchen: 10'3" x 8'3" (3.12m x 2.51m) Modern range of units, built in electric oven and gas hob with extractor hood over, space and plumbing for further appliances, boiler, tiled floor, door to outside.

First Floor

Landing: Hatch to loft space.
Bedroom 1: 12' x 10'2" (3.66m x 3.10m)
Bedroom 2: 12'6" x 9'6" (3.81m x 2.90m)
Bedroom 3: 9'6" x 9'3" (2.90m x 2.82m)
Bathroom: 7'9" x 6'1" (2.36m x 1.85m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash basin, wc, airing cupboard.

OUTSIDE

Front: A good sized driveway affords off street parking with side access to rear garden.
Rear Garden: A particularly attractive feature of the property measuring approximately 55' x 38' (maximum

measurement). The gardens are attractively landscaped with lawned areas and paved areas for entertaining interspersed with well stocked flower and shrub borders enclosed by fencing, greenhouse and garden shed.

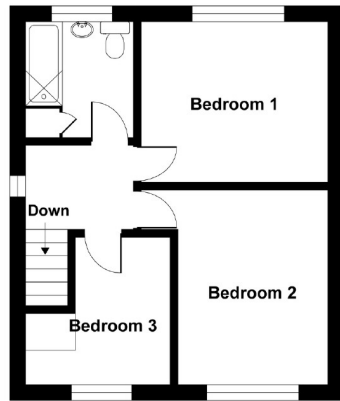
Garage: 16'10" x 8'6" (5.13m x 2.59m) Light and power, roof storage space, door to rear garden.

OTHER INFORMATION

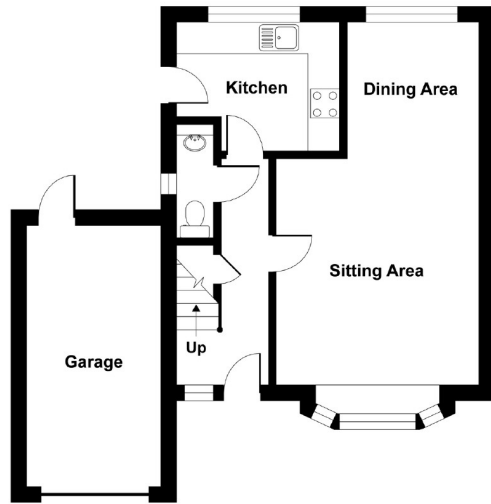
Tenure: Freehold
Approximate Age: 1984
Approximate Area: 96sqm/1034sqft including garage
Sellers Position: Looking for forward purchase
Heating: Gas central heating
Windows: Wooden single glazed windows
Loft Space: Boarded with light connected
Infant/Junior School: St Francis Primary School
Secondary School: Toyndee Secondary School
Local Council: Test Valley Borough Council 01264 368000
Council Tax: Band D



Ground Floor = 454 sq ft / 42.2 sq m
 First Floor = 440 sq ft / 40.9 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1034 sq ft / 96 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Sparks Ellison. REF: 720969

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