



sparks ellison

9 Apsley Place, North Millers Dale, Chandlers Ford, SO53 1TE

£575,000

An extended four bedroom detached family home situated on the popular North Millers Dale development which falls within catchment for both Hiltingbury and Thornden Schools. The property enjoys four good size bedrooms with the master benefiting from en-suite facilities whilst downstairs there is a good size sitting room, a large kitchen/dining room with the benefit of a utility room and ground floor shower room. Externally the property also benefits from a games room which could also be utilised for any particular needs of a would be purchaser.

ACCOMMODATION

Ground Floor

Entrance Hall:	Stairs to first floor.
Sitting Room:	20'7" x 10'9" (6.27m x 3.28m) Solid oak floor.
Kitchen/Dining Room:	20'11" max x 15' max (6.38m max x 4.57m max) Space for Range style cooker, fitted extractor hood, space for fridge, space for freezer, space for table and chairs.
Utility Room:	11'11" x 7'6" (3.63m x 2.29m) Space and plumbing for dishwasher, space and plumbing for washing machine.
Shower Room:	7'6" x 3'10" (2.29m x 1.17m) White suite with chrome fitments comprising shower, wash hand basin, w.c.

First Floor

Landing:	Access to loft space.
Bedroom 1:	14'7" max x 14'4" max (4.45m max x 4.37m max) Built in wardrobes.
En-Suite:	7'5" x 5'5" (2.26m x 1.65m) White suite with chrome fitments comprising double width shower cubicle, wash hand basin, w.c., tiled walls, tiled floor.
Bedroom 2:	11'8" x 10'9" (3.56m x 3.28m) Built in double wardrobe.
Bedroom 3:	11'9" x 9'2" (3.58m x 2.79m) Plus further area measuring approximately 7'6" x 6'5".
Bedroom 4:	8'5" x 7'10" (2.57m x 2.39m)
Bathroom:	8'10" x 5'5" (2.69m x 1.65m) White suite with chrome fitments comprising bath with shower over, wash hand basin, w.c.

OUTSIDE

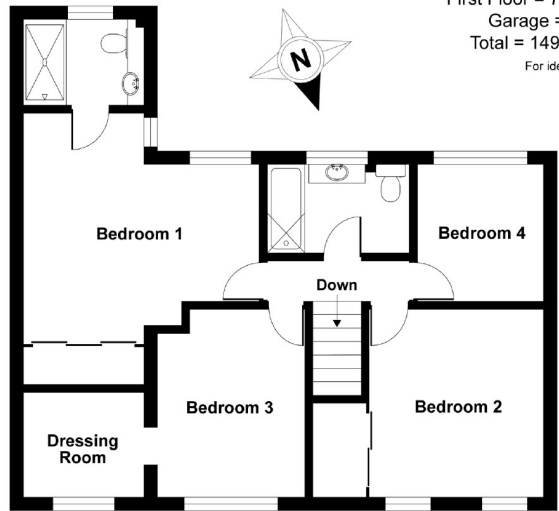
Front:	Block paved driveway, mature plants and hedgerow, side pedestrian access to rear garden.
Rear Garden:	Measures approximately 42' x 30 and comprises area laid to composite deck to the rear and side, area laid to artificial lawn, planted beds.
Games Room:	18'8" x 9'5" (5.69m x 2.87m) Fully insulated with bi-fold doors, power and light, incorporating a bar area.

Garage/Storage: 9'1" x 8'2" (2.77m x 2.49m) Wall mounted combination boiler, power and light.

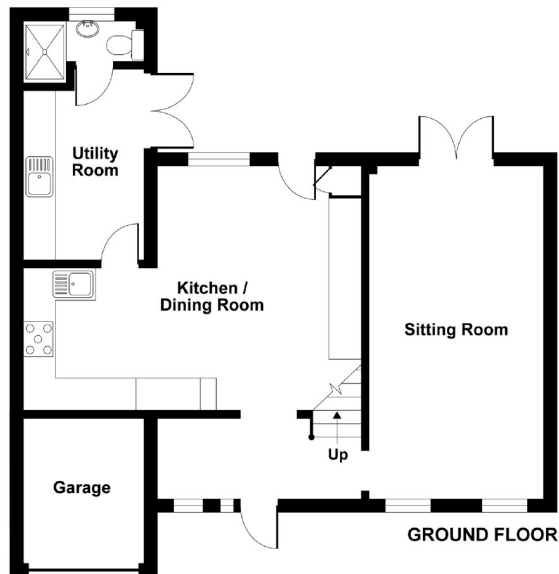
OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1981
Approximate Area:	138.5sqm/1491sqft including garage
Sellers Position:	Looking for forward purchase
Heating:	Gas central heating
Agents Note:	The property benefits from solar panels on a lease basis providing a degree of free electricity.
Windows:	UPVC double glazed windows
Loft Space:	Partially boarded with ladder and light connected
Infant/Junior School:	Hiltingbury Infant/Junior Schools
Secondary School:	Thornden Secondary School
Council Tax:	Band E - £2,222.70 21 / 22
Local Council:	Eastleigh Borough Council - 02380 688000

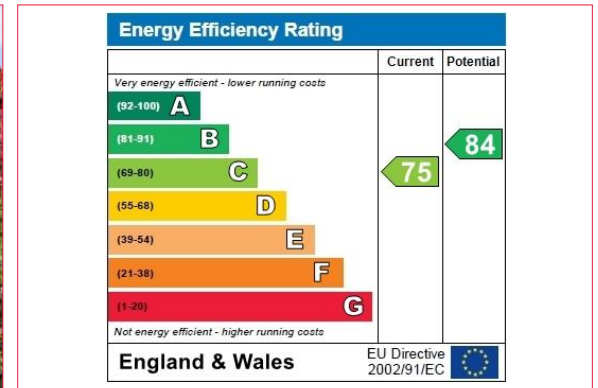
Ground Floor = 689 sq ft / 64 sq m
 First Floor = 735 sq ft / 68.2 sq m
 Garage = 67 sq ft / 6.2 sq m
 Total = 1491 sq ft / 138.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheorn 2021.
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