



Rosemoor Grove, Chandler's Ford, North Millers Dale, SO53 1TB

Jonathan Rees



Presented in beautiful condition this detached home is nestled in a quiet position in North Millers Dale. Having been subject to modernisation this fine home provides an open-plan kitchen dining space, comfortable living room with vaulted ceiling and open fireplace, three bedrooms and plenty of parking with the benefits of a large driveway.

£475,000

Detached
Modern Fittings
Quiet Location
Driveway and Garage
Thornden School Catchment
Three Bedrooms
Character Features
Vaulted Ceiling

ENTRANCE PORCH Leading to the open plan kitchen dining area.

KITCHEN/DINER 17' 4" x 12' 10" x 9' 3" (5.28m x 3.91 x 2.8m) A modern open-plan space with a range of white high gloss eye and base level units, built in 'Neff' double oven and induction hob, butler sink with drainer overlooking the front aspect, space for dishwasher, island unit with space for wine fridge and seating, cupboard, door to the utility room, two windows to the front aspect.

UTILITY ROOM 8' 5" x 5' 4" (2.57m x 1.63m) With a range of white high gloss units, spaces for a range of appliances, wall mounted boiler, door to rear garden and garage.

SITTING ROOM 26' 0" x 12' 9" (7.92m x 3.89m) Vaulted ceiling with beams, open fireplace, sliding doors to rear garden, stairs to the galleried landing.

BEDROOM THREE 10' 6" x 8' 10" (3.2m x 2.69m) Window to rear aspect.

BATHROOM A three piece suite comprising a WC, wash hand basin, and shower unit, window to side aspect.

GALLERIED LANDING An ideal open office/study area looking onto the sitting room, airing cupboard, stairs to the ground floor.

MASTER BEDROOM 12' 9" x 10' 8" (3.89m x 3.25m) Window to front aspect, loft access hatch.

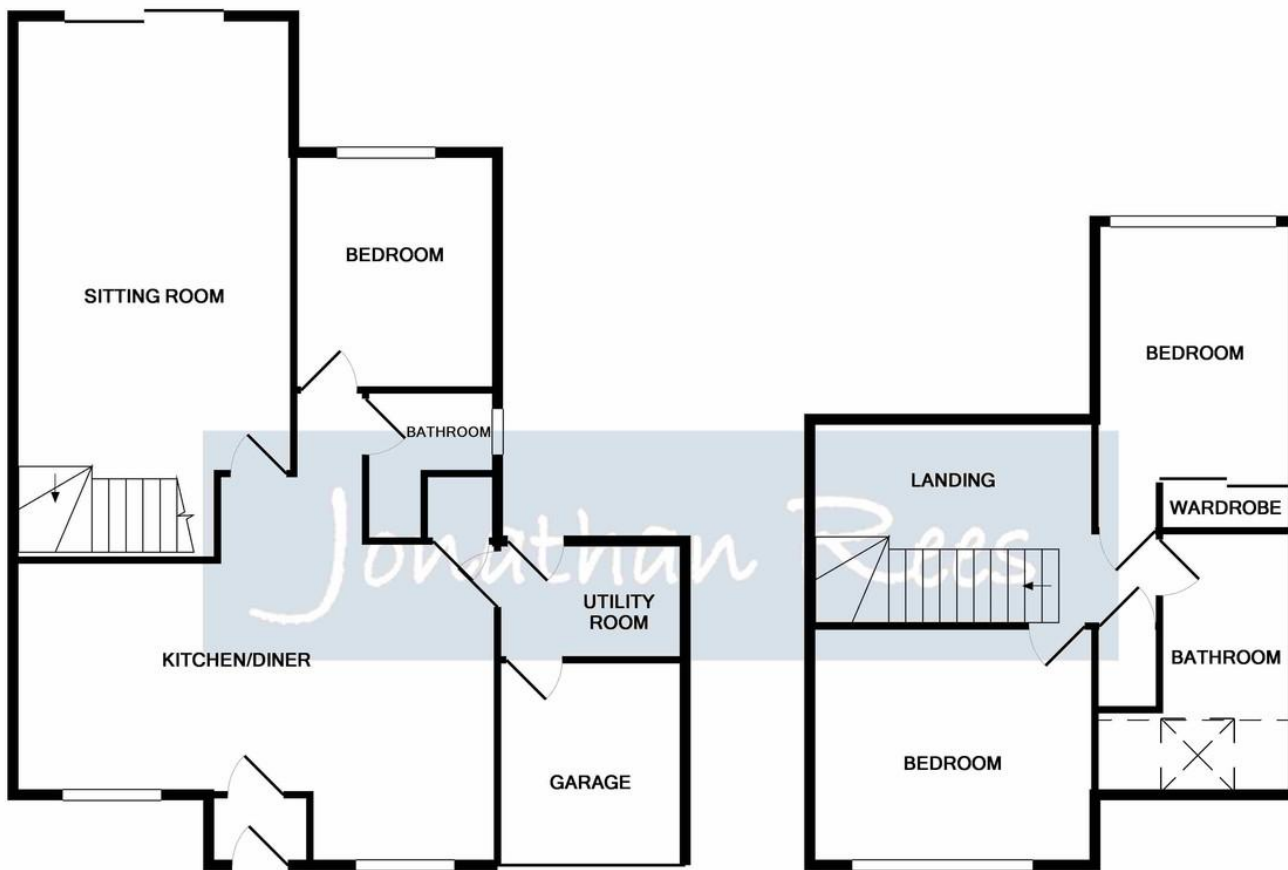
BEDROOM TWO 13' 7" x 9' 1" (4.14m x 2.77m) Window to rear aspect, built in wardrobe.

FAMILY BATHROOM Three piece white suite comprising low level WC, wash hand basin, bath with shower screen and shower over, Velux window.

GARAGE A part converted single garage with an electric up and over door making an ideal storage space.

OUTSIDE The front is mainly laid to gravel with plenty of parking, laid to lawn area and side access to the rear garden. The rear garden is mainly laid to lawn with a large patio area, doors to the utility and sitting room and side access to the front.





GROUND FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1346 SQ.FT. (125.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Key Information

LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council
Tax Band 'E'

LOCAL SCHOOLS INFORMATION

Infant: Hiltingbury Infant School
Junior: Hiltingbury Junior School
Secondary: Thornden Secondary School

EPC RATING

D/59

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	59	70	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC

IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.

Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.

All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.

Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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