

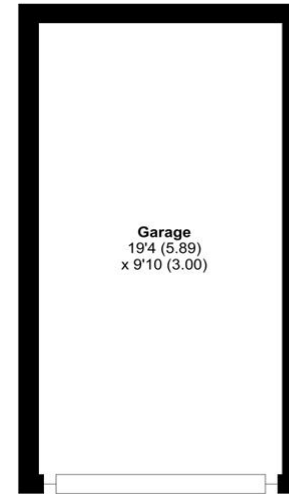
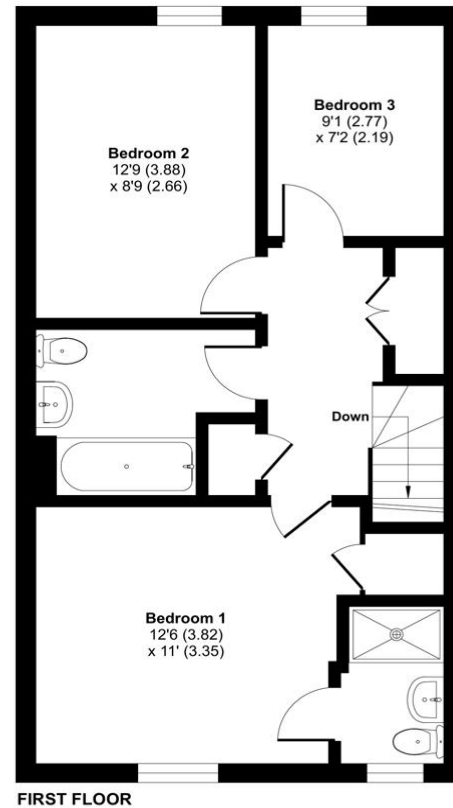
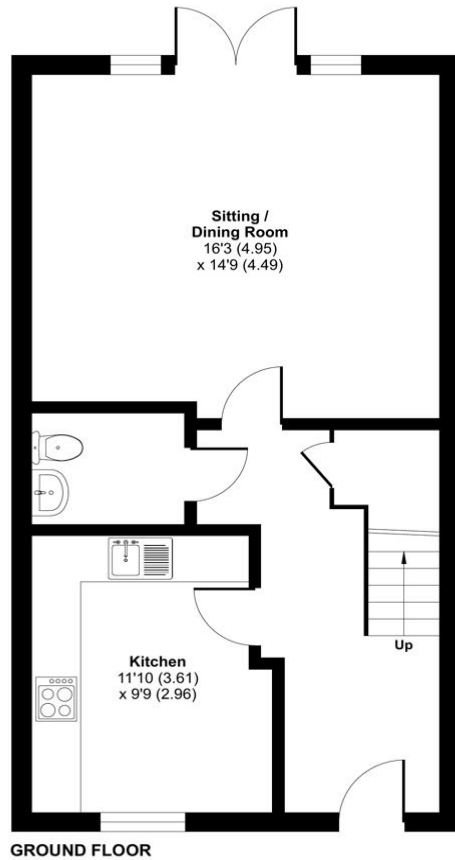




ACCOMMODATION

Perfectly placed at the end of this cul-de-sac in Bursledon comes this beautifully presented and spacious three-bedroom detached family home. The spacious ground floor accommodation comprises of the entrance hall leading to the downstairs cloakroom/WC, a modern fitted kitchen with a built-in oven, hob and hood, integrated dishwasher and fridge and freezer. The light and airy sitting room opens out onto the private rear garden and offers space for the whole family. Stairs lead to the first floor, with the principal, spacious double bedroom benefiting from an en-suite shower room with built-in mirrored wardrobes offering storage solutions. The second and third bedrooms are serviced by the family bathroom, which benefits from many upgrades when purchased from new. Externally, the rear garden has a well-tended lawn and has been upgraded to include a large patio area making this an ideal area for al-fresco dining and entertaining family and friends in the summer months. Side access leads to the two parking spaces and garage which offers loft storage above.

Approximate Area = 1040 sq ft / 96.6 sq m
 Garage = 190 sq ft / 17.6 sq m
 Total = 1230 sq ft / 114.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2025. Produced for Charters Estate Agents Limited. REF: 1251381



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Immaculately presented family home
- Parking for at least two cars and single garage
- Modern family living
- Three well-proportioned bedrooms
- Ensuite to the principal bedroom
- Sunny rear garden with large patio

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band C

ASKING PRICE £415,000

TENURE

Freehold