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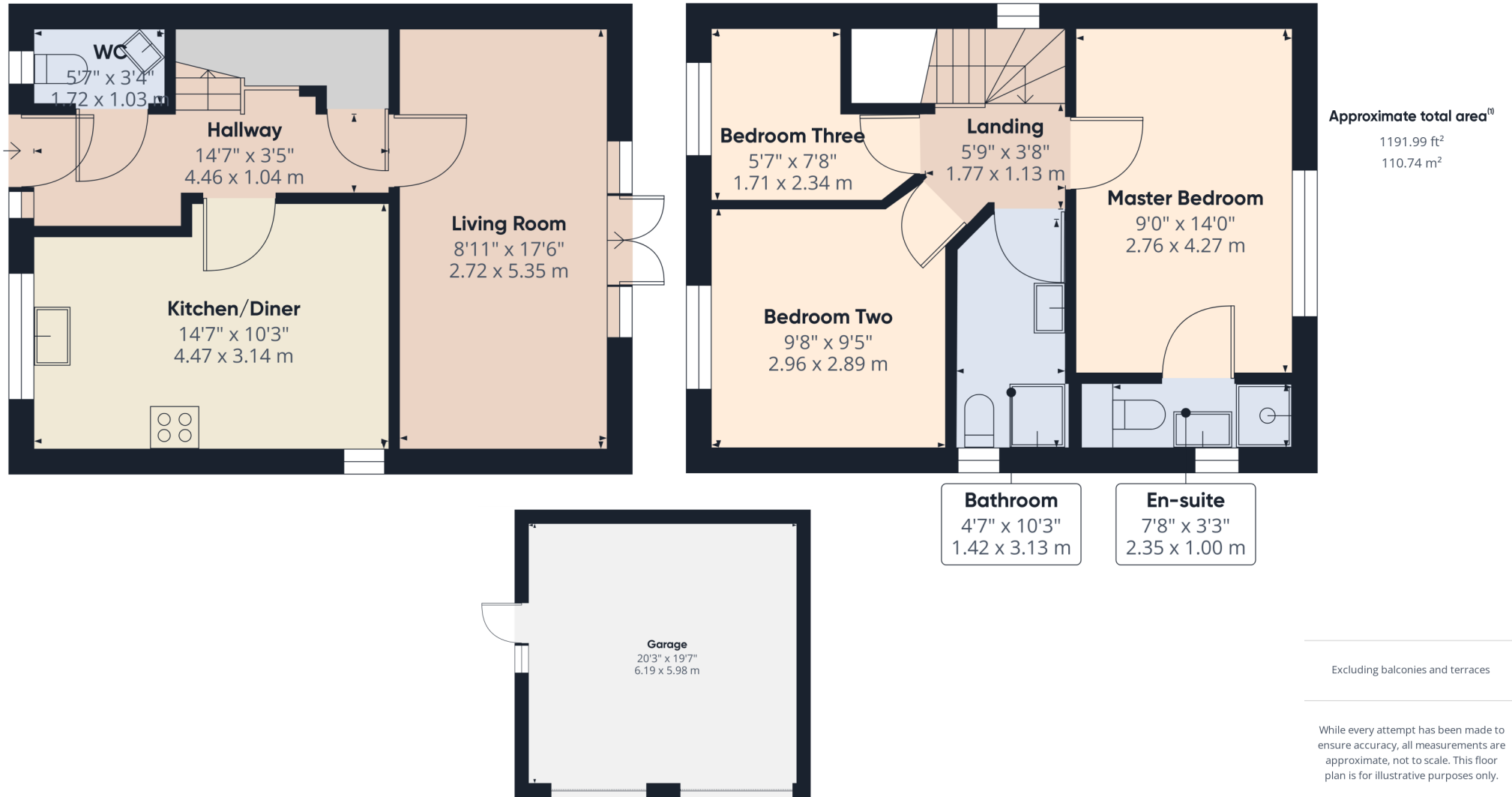
BOUNDARY ROAD, BURSLEDON, SOUTHAMPTON, SO31 8DS



WE ARE THRILLED TO MARKET THIS DELIGHTFUL MODERN THREE BEDROOM DETACHED PROPERTY, OCCUPYING A CORNER PLOT, WITH A DOUBLE GARAGE AND OFF-ROAD PARKING. SITUATED IN THE POPULAR RESIDENTIAL LOCATION OF BURSLEDON, EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

Offers In Excess Of £390,000 Freehold

Purchased from Manns & Manns new in 2017, this modern detached three bedroom house is built of brick elevations under a tiled roof with solar panels providing a feed-in tariff. The property benefits from UPVC double glazing throughout, underfloor heating to the entire ground floor and gas central heating to the first floor. The ground floor accommodation comprises of a living room, kitchen diner, WC and understairs cupboard. On the first floor there are three bedrooms, one with an en-suite and a family bathroom.. Externally there is a detached double garage, enclosed rear garden and off –road parking for multiple vehicles.



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

The Local Area Of Bursledon

Bursledon is a village on the River Hamble in Hampshire, England. It is located within the borough of Eastleigh. Close to the city of Southampton, Bursledon has a railway station, a marina, dockyards and the Bursledon Windmill. Nearby villages include Swanwick, Hamble-le-Rice, Netley and Sarisbury Green.

The historic Elephant Boatyard, situated on the site where Lord Nelson's flagship HMS Elephant was built in 1786, offers berths that includes a sheltered pontoon. Swanwick Marina is within walking distance and can accommodate over 300 in-water berths, for boats up to 40m. They also offer a dry stack service for motor boats and RIBs up to 11m and secure SUP boards and kayak storage. There are public slipways and several chandleries. Local yacht clubs include the Royal.

Locally there are a number of pubs and restaurants to try, but if you'd like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi, or head upriver in a tender to Botley for some truly spectacular scenery.

The local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools, Hamble Secondary School and West Hill Park Independent day and boarding school for boys and girls aged 3 to 13 years.

The area has excellent communication and transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth and Winchester. And from nearby Southampton Airport Parkway station it is an approximate 1 hour 20 minutes ride to London Waterloo.





Ground Floor Accommodation

HALLWAY: Doors to principal rooms. Under stairs storage cupboard. Thermostat control for underfloor heating, which extends to the entire ground floor. Oak flooring. Smooth plastered ceiling with recessed LED lighting and smoke alarm.

LIVING ROOM (5.38m x 2.73m): UPVC French doors opening onto the terrace. Ample power points, TV point. Oak flooring. Smooth plastered ceiling with recessed LED lighting.



KITCHEN/DINER (4.50m x 3.15m reducing to 2.68m): Dual aspect kitchen benefitting from double glazed UPVC windows to the front and side elevations. Modern shaker style wall and floor mounted units with hardwood worktops over. Ceramic 1 ½ bowl sink and drainer with a chrome mixer tap. Integrated double oven, four ring gas hob with an extractor hood over. Integrated slim line dishwasher and washing machine. Appliance space for fridge freezer. Ample power points. Tiled to principal areas and tiled flooring. Smooth plastered ceiling with recessed LED lighting.

WC: Double glazed obscured UPVC window to the front elevation. WC with concealed cistern. Corner wash hand basin with cupboard space beneath and a chrome mixer tap. Wall mounted extractor fan. Tiled flooring. Smooth plastered ceiling with recessed LED lighting.

CUPBOARD: Housing a Vaillant combination boiler and valves for underfloor heating. Internal light.



First Floor Accommodation

LANDING: Double glazed UPVC window to the side elevation. Doors to principal rooms. Smooth plastered ceiling with insulated loft hatch.

MASTER BEDROOM (4.28m X 2.77m): Double glazed UPVC window to the rear elevation. Radiator, ample power points. Smooth plastered ceiling with two ceiling lights. Door leading into;

EN-SUITE: Double glazed obscured UPVC window to the side elevation. Fully tiled. Walk in shower cubicle with bi-fold glass door and large shower head. WC with concealed cistern. Wash hand basin with a chrome mixer tap and vanity unit beneath. Heated towel rail. Smooth plastered ceiling with recessed LED lighting and extractor fan.

BEDROOM TWO (2.96m x 2.89m): Double glazed UPVC window to the front elevation. Radiator and ample power points. Smooth plastered ceiling with central ceiling light.

BEDROOM THREE (2.62m reducing to 1.71m x 2.37m reducing to 1.27m): Double glazed UPVC window to the front elevation. Radiator and ample power points. Smooth plastered ceiling with central ceiling light.

BATHROOM: Double glazed UPVC window to the side elevation. P-shaped panel enclosed bath with a chrome mixer tap, fitted shower and bi-fold glass screen. WC. Large ceramic wash hand basin with a chrome mixer tap and vanity unit. Heated towel rail and tiled floor. Smooth plastered ceiling with recessed LED lighting and extractor fan.

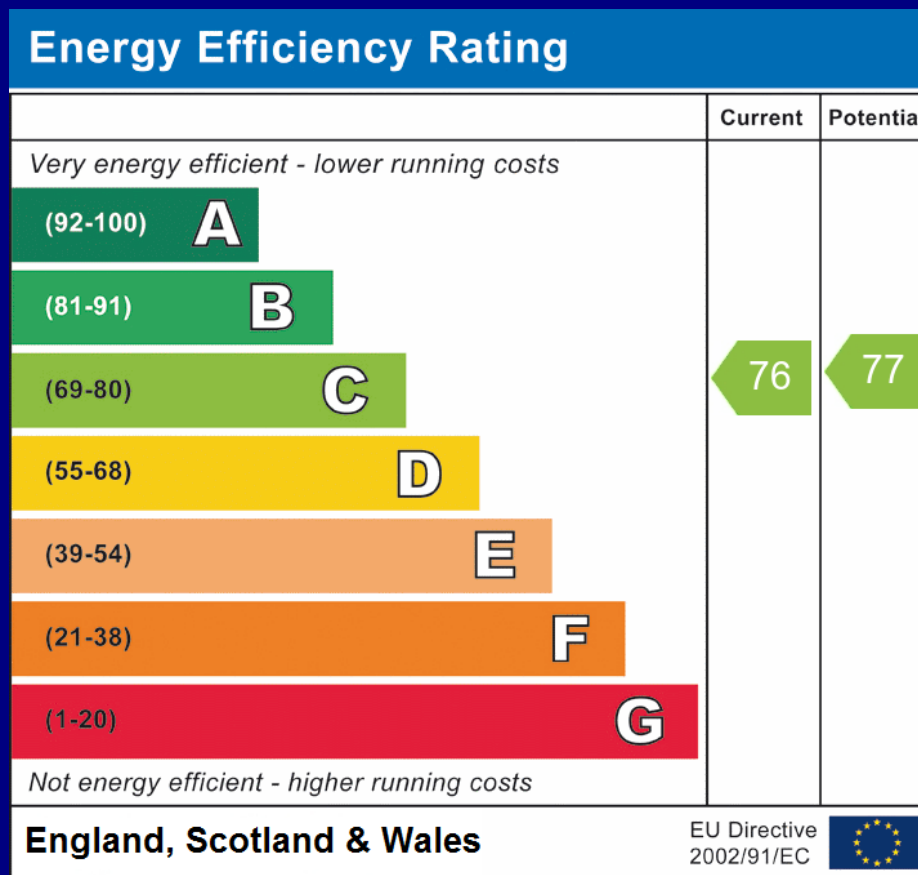


Outside

FRONT OF PROPERTY: Partially enclosed by timber fencing. Off-road parking for multiple vehicles with a pathway leading to an open fronted, tiled, canopied porch.

REAR GARDEN: Enclosed and bound by timber fencing with a pedestrian gate to the rear. Pathway leading along the side of the property to a pedestrian gate. Three patio areas. The garden is mainly laid to lawn. Storage space to side of property. Door into;

GARAGE: Detached and built of brick elevations under a pitched clay tiled roof. Double glazed UPVC half panel door and window. Power and lighting. Two up and over doors.



COUNCIL TAX BAND: D
Eastleigh Borough Council
Utilities: Mains gas, electricity, water and drainage
Viewings strictly by appointment with Manns and Manns only.
To arrange a viewing please contact us on 02380 404055.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



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