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## ROSIER CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8LU



**BEAUTIFULLY PRESENTED, STYLISH AND MODERN THREE BEDROOM SEMI DETACHED PROPERTY LOCATION WITHIN THE POPULAR RESIDENTIAL DEVELOPMENT OF MONARCHS KEEP. THE DWELLING PROUDLY OFFERS CONTEMPORARY INTERIORS, A GARAGE, DRIVEWAY AND GARDEN. VIEWING RECOMMENDED.**

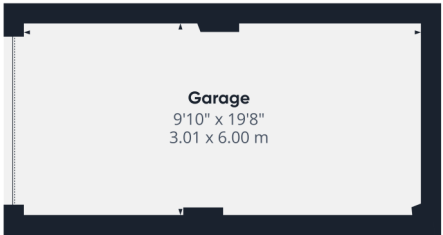
**Guide Price £400,000 to £425,000 Freehold**

This beautifully presented and modern three-bedroom semi-detached property is situated in the popular residential development of Monarchs Keep, Bursledon. Built in 2020, the dwelling retains the residue of its ten-year NHBC warranty and is built of brick elevations to the exterior, with hanging tiles to the first-floor front elevation, under a pitched tiled roof. The property benefits from gas fired heating and double glazing.

This stylish and comfortable home offers, in our opinion, the perfect blend of comfort and convenience designed to complement modern living. With its convenient position, in close proximity to local amenities, green spaces, a reservoir and King George’s Recreation Ground, the location is ideal for those who enjoy the great outdoors. The area also offers excellent transport links with nearby bus and train links into the cities of Southampton and Portsmouth, and easy access to the M27 junction 8.

Briefly, the ground floor accommodation comprises a hallway, lounge diner, kitchen and a cloakroom. On the first floor are three bedrooms, with an en-suite to the principal room, and a bathroom. Externally, there is a driveway, garage and gardens.

Don’t miss out on the opportunity make this house your new home, call us today to arrange a viewing.





### **The Local Area**

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Located within the borough of Eastleigh and close to the city of Southampton, Bursledon has a railway station, marina, dockyards and the Bursledon Windmill. Nearby villages include Swanwick, Hamble-le-Rice, Netley and Sarisbury Green.

Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. By the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.

Locally, there are several 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.

Schooling in the area is well catered for, local schools include Bursledon Infant and Junior Schools, Hamble Primary School and The Hamble Secondary School.

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



*The Reservoir*





## Ground Floor

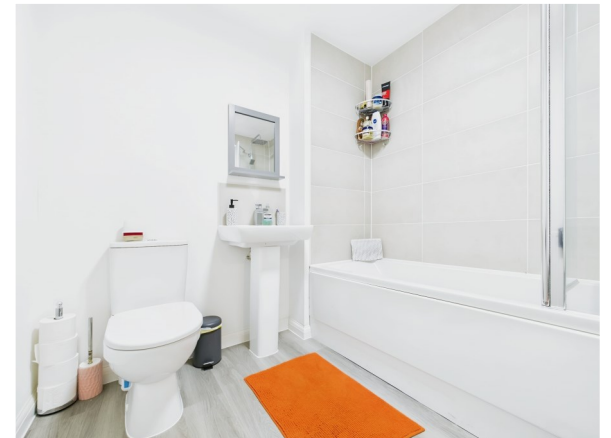
Upon entering the property, you are welcomed into the hallway offering doors to principal rooms, stairs rising to the first floor and a handy understairs storage cupboard. Engineered wood flooring flows from the hallway into the kitchen. The stylish and well-proportioned lounge diner, to the rear elevation, is a light and airy space, perfect for relaxing. French doors open directly onto the patio providing a seamless transition from indoor to outdoor living.





The contemporary kitchen will prove a huge hit with culinary enthusiasts and comprises a comprehensive range of matching wall and base units with a worksurface over. A front elevation window looks over the front garden area and driveway. Integrated appliances include an electric built under oven, gas hob with an extractor hood above, dishwasher, fridge freezer and a washing machine.

The ground floor accommodation is completed by a modern cloakroom comprising a WC and wash hand basin.



## First Floor

Ascending to the first floor, the landing offers doors to principal rooms, a linen cupboard and a loft access point. Bedroom one, a sanctuary for relaxation, offers a front elevation window and built in cupboard. This bedroom boasts the added convenience of an en-suite comprising a shower cubicle, wash hand basin and a WC. Bedroom two is a good-sized double room with a rear elevation window offering views over the rear garden. Bedroom three is a lovely versatile space, which is currently being utilised as a home office. There is a rear elevation window. The contemporary bathroom comprises a panel enclosed bath with a shower over, a wash hand basin and a WC.



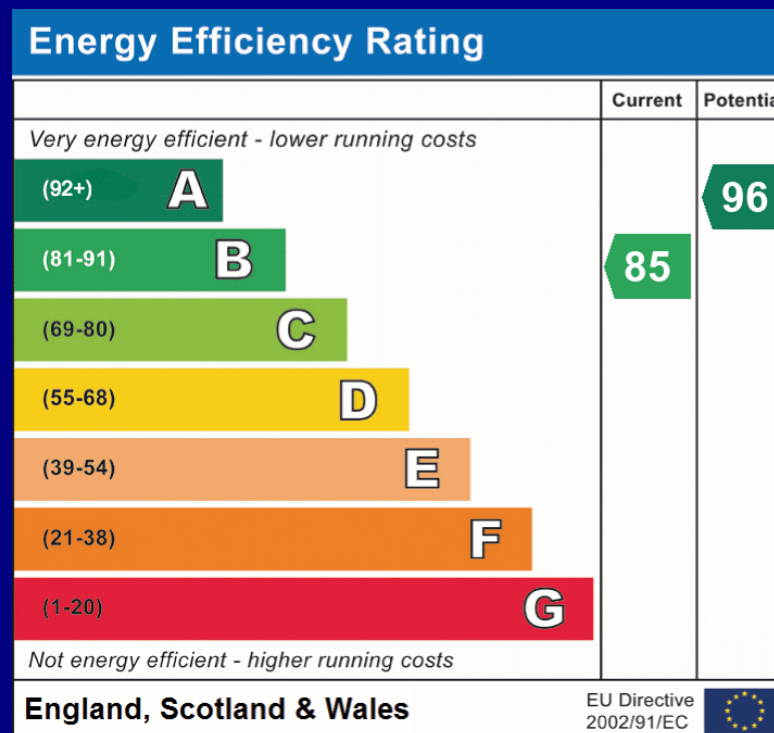


### Outside

The property is approached by a footpath leading to the entrance door under a canopied porch. The front garden is laid to lawn with decorative borders containing a mixture of plants and shrubs. A driveway runs along the side of the dwelling to the garage, which retains an up and over door to the front aspect. The garage benefits from power and lighting. The landscaped rear garden is predominately laid to artificial lawn and enclosed by timber fencing, with a pedestrian gate to the side. A paved patio, adjacent to the house provides the ideal spot for outdoor entertaining and al fresco dining. To one corner, is a lovely, paved seating area. An area of hardstanding behind the garage provides the ideal spot for a storage shed.







**COUNCIL TAX BAND: B Eastleigh Borough Council. Charges for 2024/25 £1,721.44.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**ESTATE MANAGEMENT CHARGE: Currently £357.37 per annum.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.