

GUIDE PRICE

£485,000

Freehold

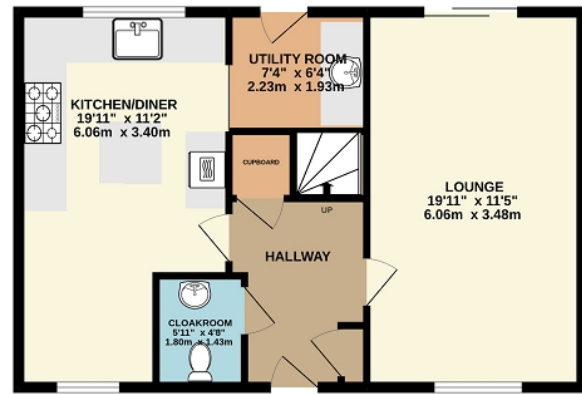
Warwick Way, Bursledon, SO31 8NE

Warsash Office: 01489 581 452

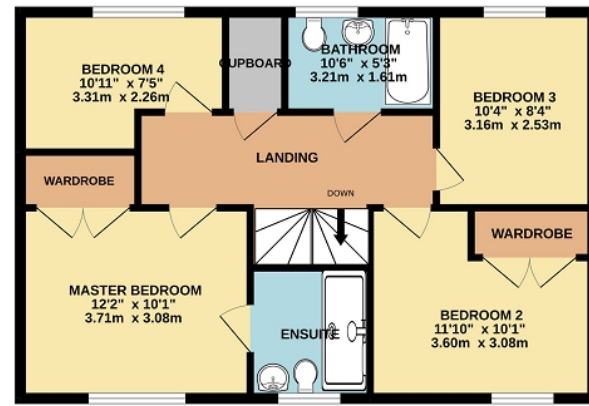
Bursledon Office: 02380 408 200



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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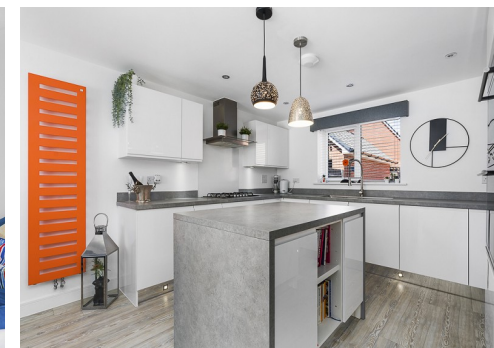
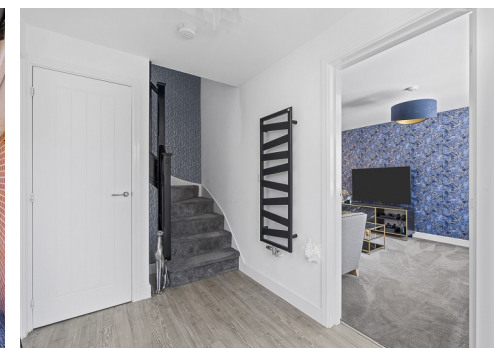
Warwick Way, Bursledon, SO31 8NE

4 Beds - 2 Baths

If you are looking for modern living this is the home for you, this four bedroom detached property on the Kestrel Park development built by Taylor Wimpey in 2019 has been further improved by the current owners.

FEATURES

- Four double bedrooms on the first floor
- Upgraded throughout by the current owners
- Stunning open plan kitchen dining room with centralised island and integrated appliances
- Solar panels
- Landscaped rear garden with two decking areas
- En suite to master bedroom
- Council tax band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	90
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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The property was built in 2019 and therefore benefits from approximately 7 years remaining on the NHBC guarantee the current owners improvements have added character and charm. The generous accommodation on offer is perfect for modern living with an inviting hallway offering two storage cupboards, a beautifully modernised downstairs cloakroom with high specification tiling and a lounge that stretches from the front of property to the rear and leads onto the landscaped garden. The wow factor of this property however is the open plan kitchen dining room, ample natural light seeps into the room via the twin aspect windows to the front and rear. The current owners have added a centralised island providing even more storage and work surfaces, with the addition of integrated appliances including a double oven, five gas burner hob, dishwasher, fridge and freezer. Currently there is a 6 seater dining room table in the room making it a fantastic space for entertaining. The utility room off the kitchen provides further storage and another door leading to the garden ideal if returning from a muddy walk rather than coming through the main entrance of the house. To the first floor the owners have made additional improvements by providing a feature wall for all four double bedrooms. Two of the four rooms have double built in wardrobes and the master bedroom benefits from a fully tiled en suite with a double width shower cubicle. You will not be short of storage in this home with a large linen cupboard on the landing with the addition of a loft as well.



Externally the property offers off road parking via a driveway for multiple vehicles, a single garage with power and lighting and side access via a pedestrian gate that leads to the front of the property. The garden at the rear has been landscaped and provides two sunny decking areas with the addition of an extended patio.

Those worried about energy bills increasing have the benefits of solar panels with this property. Situated in Bursledon the property is within close proximity to the newly built country park off Kestrel park with a play area and large open field. Also within a short distance is motorway access along with a short commute to Southampton city centre. To see how much this family home has to offer contact us at your earliest opportunity to avoid missing out of this wow factor home.

Hallway

Entrance via composite door with double glazed opaque inset. Amtico flooring. Door leading to under stairs storage cupboard. Carpeted turning stairs rising to first floor. Additional storage cupboard.

Lounge (19' 11" x 11' 5") or (6.06m x 3.48m)

Double aspect room with double glazed windows to front and French double doors to rear leading to garden. Carpet. Moulded skirting boards. Radiator.

KITCHEN DINING ROOM (19' 11" x 11' 2") or (6.06m x 3.40m)

Amtico flooring. Radiator under front aspect window. Twin aspect room with double glazed windows to front and rear. Beautifully fitted modern kitchen with centralised island added by the current owners. White gloss wall and base units. Integrated appliances including five gas burner hob with extractor above, double oven, fridge, freezer and dishwasher. Stainless steel sink and drainer with mixer tap. Inset spot lights. Under cabinet LED lighting. Central island provides additional base units and shelving. Ample work surfaces with glass splashback. Opening to utility room.

Utility Room (6' 4" x 7' 4") or (1.93m x 2.23m)

Continuation of Amtico flooring. Pedestrian UPVC door with double glazed inset leading to rear garden. Work surface with stainless steel circular sink with chrome mixer tap. Integrated washing machine. Wall mounted central heating boiler concealed in matching wall unit.



lawn area. One of two decking areas is located off the patio via the lounge and utility doors. Side access leading to driveway and leading to the front of the property. Walled garden.

GARAGE

Power and lighting. Manual up and over door.



W.C (5' 11" x 4' 8") or (1.80m x 1.43m)

Continuation of Amtico flooring. Low level WC. . Radiator. Pedestal hand wash basin with chrome mixer taps. Part tiled walls. Inset spot lights.

Landing (8' 4" x 15' 10") or (2.53m x 4.82m)

Door to large linen cupboard providing ample storage space and two hanging rails. Access to loft. Carpet.

Master Bedroom (10' 1" x 12' 2") or (3.08m x 3.71m)

Panelled feature wall. Double glazed window to rear. Radiator. Wall mounted thermostat. Built in double wardrobes with shelving and hanging.

EN - SUITE

Double glazed opaque window to rear. Hand wash basin set in modern vanity unit with chrome mixer tap. Low Level WC. Shower cubicle with fully tiled surround. Chrome ladder style heated towel rail. Inset spot lights.

Bedroom 2 (10' 1" x 11' 10") or (3.08m x 3.60m)

Carpet. Radiator. Double fitted wardrobes. Double glazed window to rear.

Bedroom 3 (10' 4" x 8' 4") or (3.16m x 2.53m)

Carpet. Double glazed window to front. Radiator.

Bedroom 4 (11' 6" x 7' 5") or (3.51m x 2.26m)

Panelled feature wall. Radiator. Double glazed window to front. Carpet.

Bathroom (5' 3" x 10' 6") or (1.61m x 3.21m)

Double glazed opaque window to front. Pedestal hand wash basin with chrome mixer tap. Low level WC. Panelled bath with chrome mixer tap and fitted shower with shower screen. Chrome ladder style heated towel rail. Inset spot lights. Part tiled walls.

GARDEN

Landscaped by the current owners the garden consists of a mainly laid to lawn area. One of two decking areas is located off the patio via the lounge and utility doors. Side access leading to driveway and leading to the front of the property. Walled garden.



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