

ASKING PRICE

£360,000

Freehold

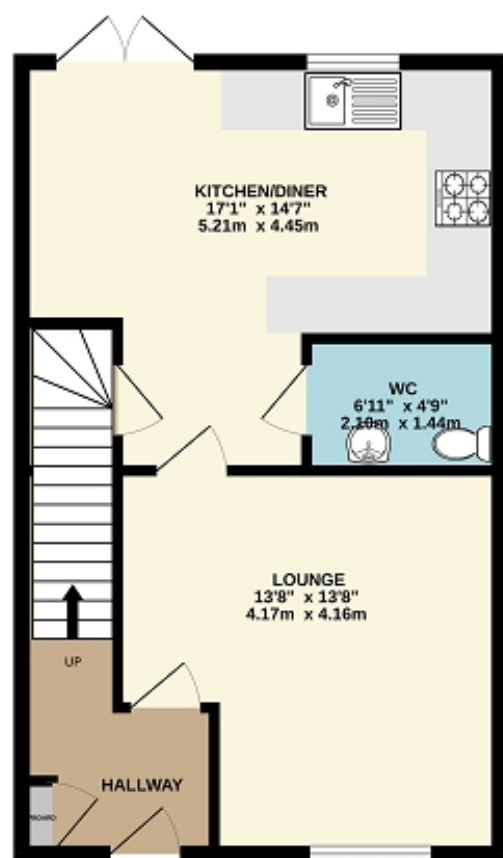
Rippon Way, Bursledon, SO31 8PA

Warsash Office: 01489 581 452

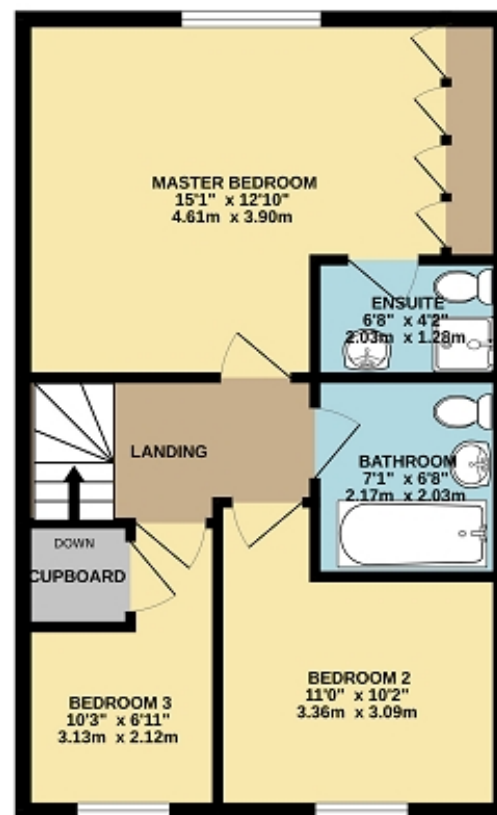
Bursledon Office: 02380 408 200



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.7 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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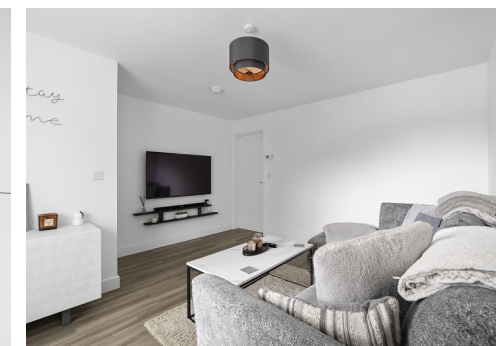
Rippon Way, Bursledon, SO31 8PA

3 Beds - 2 Baths

The perfect turn key property! Built in 2021 by Taylor Wimpey and improved by the current owners with a landscaped south facing garden.

FEATURES

- Landscaped and private south facing garden with side access
- Only built approximately 3 years ago by Taylor Wimpey with remaining NHBC guarantee
- Lower energy bills with solar panels
- Master bedroom with en suite and built in wardrobes
- Impressive open plan kitchen dining room to the rear with integrated appliances and feature panelled wall
- Spacious downstairs WC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	89
(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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Upon entrance from the hallway offering plenty of space to take off shoes and coats before entering the bright living room with large window to the front. The rear of the property benefits of a downstairs spacious downstairs WC, the main attraction of the ground floor is the modern kitchen dining room with direct access onto the sunny landscaped south facing garden. The kitchen benefits from all integrated appliances and a generous amount of work surface, the dining area can easily fit a 6 seater table perfect for those who enjoy hosting the family gathers! Additional storage which is always a positive can be found here as well with a large under stairs cupboard.

The first floor offers three well proportioned bedrooms, the master suite is located at the rear overlooking the beautiful south facing garden with the current owners utilising the space on offer with the addition of build in wardrobes and a modern en suite. The second bedroom conformability fits a double bed along with space for wardrobes and other furniture. The third bedroom is currently used as a home office with an additional storage cupboard over the stairs.



The garden in our opinion is the other main attraction to this property which has recently been landscaped with an extended and upgraded patio and decking area offering different sun traps or BBQ areas depending on the time of day! A driveway to the side offers off road parking for at least two vehicles.

Located in the highly sought after area of Bursledon due to its brilliant commuter links with easy access to the motorway via the M27 and short distance (approximately 15 minutes by car) to the city centre. The immediate area of Bursledon offers many local amenities for any family wishing to relocate to the area with Tesco Superstore moments away from the development. Many local and popular walks are also within a close proximity with Royal Victoria Country Park, Manor Farm and Itchen Valley close by. There are many pubs within walking distance with the famous Jolly Sailor overlooking The River Hamble and many more to choose from. Within the catchment areas for Netley Abbey and Bursledon Junior schools and Hamble secondary school.

Hallway

Composite door with double glazed opaque inset into hallway. Amtico flooring. Radiator. Storage cupboard. Stairs rising to first floor. Door through to lounge. Moulded skirting boards.

Lounge (13' 8" x 13' 8") or (4.17m x 4.16m)

Continuation of Amtico flooring. Double glazed window to front. Radiator. Moulded skirting boards. Door through to kitchen dining room.

W.C (4' 9" x 6' 11") or (1.44m x 2.10m)

Continuation of Amtico flooring. Low level WC. Extractor fan. Inset spot lights. Pedestal hand wash basin with chrome mixer tap and tiled splashback. Moulded skirting boards.

Kitchen dining room (17' 1" x 14' 7") or (5.21m x 4.45m)

Continuation of Amtico flooring from lounge. Moulded skirting boards. Featured panelled wall into dining area. French doors with double glazed inserts opening to landscaped garden. Radiator. Matching wall and base units with integrated appliances including; single oven with grill above, four gas burner hob and extractor fan, fridge freezer, slim line dishwasher and washing machine. Stainless steel sink and drainer with chrome mixer tap. Inset spot lights. Door to under stairs storage cupboard. Double glazed window to rear.



Landing

Continuation of carpet from stairs. Access to loft via hatch with pull down ladder. Door to all rooms. Moulded skirting boards.

Master Bedroom (15' 1" x 12' 10") or (4.61m x 3.90m)

Carpet. Double glazed window to rear overlooking garden. Radiator. Moulded skirting boards. Built in sharps wardrobes. Door to en suite.

En - Suite (4' 2" x 6' 8") or (1.28m x 2.03m)

Tiled flooring. Low level WC. Shower cubicle with fully tiled surround and electric shower. Chrome ladder style heated towel rail. Pedestal hand wash basin. Built in mirror. Inset spot lights. Extractor fan.

Bedroom 2 (11' 0" x 10' 2") or (3.36m x 3.09m)

Carpet. Double glazed window to front. Radiator. Moulded skirting boards. Dimmer switch.

Bedroom 3 (10' 3" x 6' 11") or (3.13m x 2.12m)

Carpet. Door to over stairs storage. Double glazed window to front. Radiator. Moulded skirting boards.

Bathroom (7' 1" x 6' 8") or (2.17m x 2.03m)

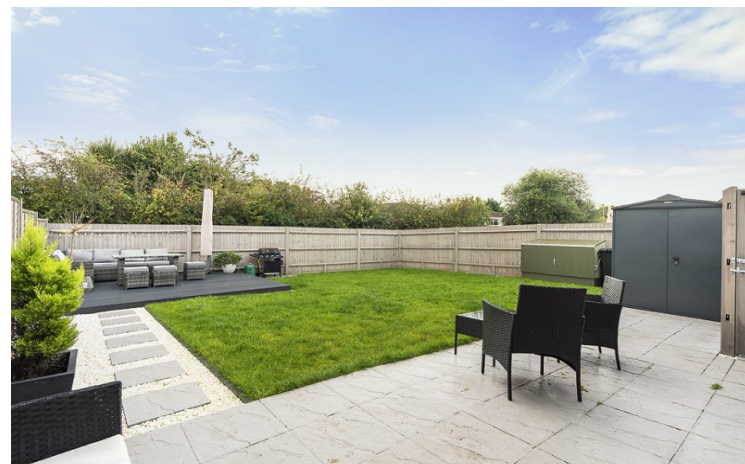
Tiled flooring. Low level WC. Pedestal hand wash basin with chrome mixer tap and tiled splashback. Panelled bath with fitted glass shower screen and fitted attachment, with fully tiled surround. Chrome ladder style heated towel rail. Inset spot lights. Extractor fan. Moulded skirting boards.

Garden

Recently landscaped by the current owners with extended patio, pathway with matching patio slabs and shingle surround leading to rear of the garden with raised decking area. Laid to lawn. Shed. South east facing garden for sun lovers. Side access leading to driveway via pedestrian gate. Outside power sockets.

Other

Driveway to side of property offering off road parking for multiple vehicles. Built approximately 3 years ago with 7 years of NHBC guarantee remaining. Eastleigh borough council Tax Band D



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