



ASKING PRICE

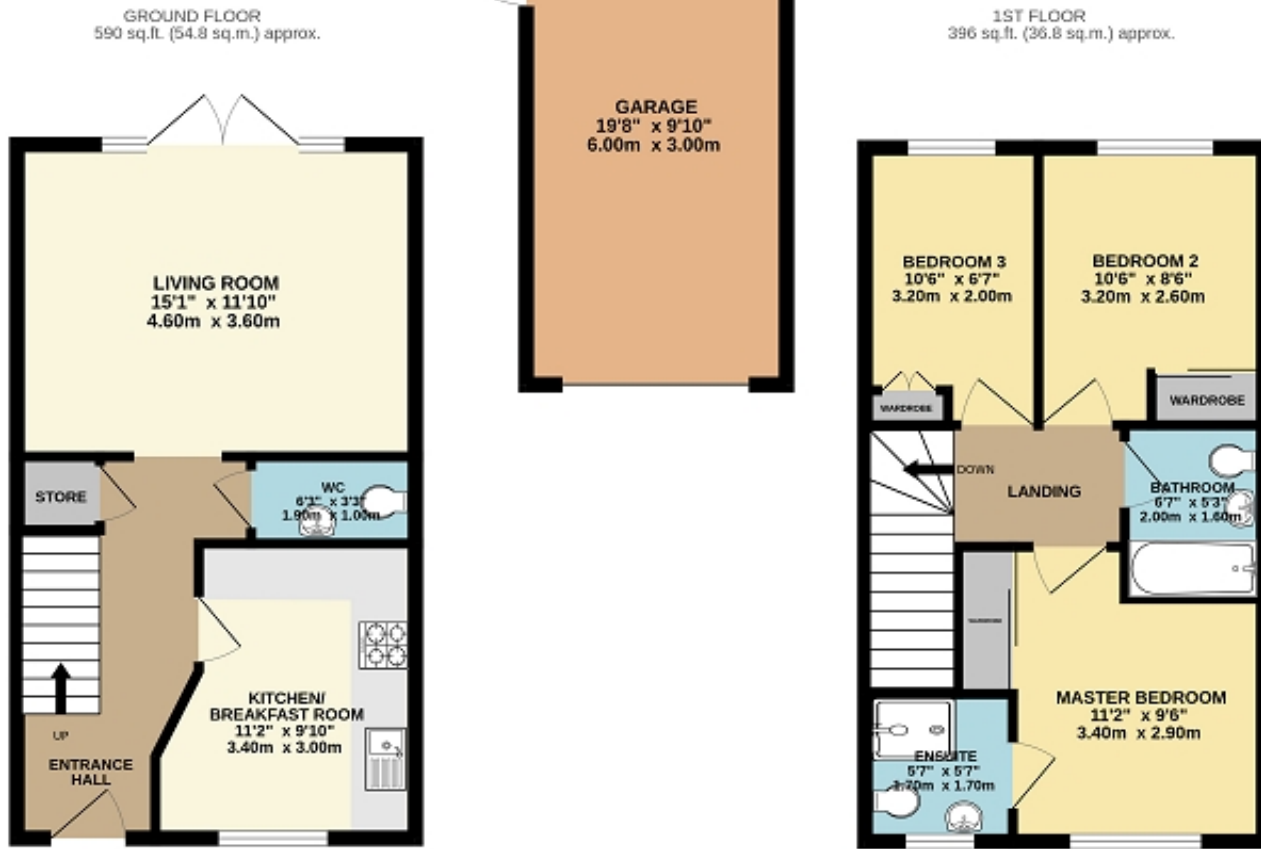
£369,950

Freehold

Bowers Drive, Bursledon, SO31 8LZ

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TOTAL FLOOR AREA : 986 sq.ft. (91.6 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. Made with Metropix ©2024



Bowers Drive, Bursledon, SO31 8LZ

3 Beds - 2 Baths

As good as new! With upgraded finishes throughout this immaculate three bedroom semi-detached house has a lot to offer including a complete onward chain.

FEATURES

- Beautiful kitchen with integrated appliances and quartz worksurface's
- Spacious downstairs WC
- Generous lounge dining room at the rear opening to rear garden
- Off road parking with a driveway and single garage
- Constructed by Taylor Wimpey only approximately 5 years ago, still in home show condition
- Complete chain ahead



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	88
(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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Internally the accommodation starts with the generous hallway with built in under stairs storage, the wow factor kitchen breakfast room has quartz work surfaces and integrated appliances including a five gas burner hob for any keen cooks! For any growing families or people who like to entertain a downstairs WC is a must which is on offer here. The spacious lounge dining room at the rear of the property has direct access to the gardens from double doors letting in ample natural light and also benefits from upgraded Amtico flooring.

The first floor has three bedrooms, including two spacious doubles and a further single room with has been beautifully decorated with a featured panel wall. All bedrooms have built in storage space, with the master also having the addition of an en suite. The modern white suite family bathroom completes the accommodation.

Outside is the mainly laid to lawn garden with a pedestrian door to the single garage, there is a patio area to enjoy the west facing aspect to make the most of the evening sunshine.



Constructed only approximately 5 years ago by Taylor Wimpey this home still has another 5 years remaining on the NHBC guarantee, along with solar panels to help reduce the monthly energy bills. The current owners purchased the property from new and have since made many improvements throughout for any new owner to enjoy. Upgraded floorings, work surfaces, tiling and decoration are just some of the many benefits added. With a complete onward chain this property is a must see to appreciate the finishes on offer throughout.

Hallway

Composite door with double glazed opaque insert into hallway. Tiled flooring. Radiator. Stairs with carpet rising to first floor. Door to under stairs storage cupboard. Inset spot lights. Moulded skirting boards.

W.C (3' 3" x 6' 3") or (1.0m x 1.90m)

Continuation of tiled flooring from hallway. Moulded skirting boards. LED spot lights. Chrome heated towel rail. Pedestal hand wash basin. Low level W/C. Part tiled walls.

Kitchen breakfast room (11' 2" x 9' 10") or (3.40m x 3.0m)

Continuation of tiled flooring. Double glazed window to front with shutters. Radiator. Matching wall and base units with quartz work surfaces and tiled splashback. Integrated appliances including; Five gas burner hob with glass splashback and extractor fan. Fridge freezer, dishwasher and washing machine. Eye level Double electric oven with grill. Under mounted sink with chrome mixer tap. Under cabinet LED lighting. Moulded skirting boards.

Lounge (11' 10" x 15' 1") or (3.60m x 4.60m)

Amtico flooring. UPVC French doors with double glazed inserts and windows either side. Radiator. Moulded skirting boards. Vertical radiator.

Landing

Continuation of carpet from stairs. Access to the loft. Moulded skirting boards. Radiator.

Bedroom 1 (11' 2" x 9' 6") or (3.40m x 2.90m)

Carpet. Moulded skirting boards. Built in wardrobes. Door to en suite. Radiator. Double glazed window to front with shutters.



En - Suite (5' 7" x 5' 7") or (1.70m x 1.70m)

Tiled flooring. Double width shower cubicle with fully tiled surround. Double glazed opaque window to front with shutters. Pedestal hand wash basin with chrome mixer tap. Low Level WC. Chrome ladder style heated towel rail. Moulded skirting boards.

Bedroom 2 (10' 6" x 8' 6") or (3.20m x 2.60m)

Carpet. Moulded skirting boards. Double glazed window to rear. Radiator. Sliding doors opening to built in wardrobes.

Bedroom 3 (10' 6" x 6' 7") or (3.20m x 2.0m)

Amtico flooring. Double glazed window to rear overlooking garden. Featured panel wall. Built in wardrobes. Radiator. Moulded skirting boards.

Bathroom (6' 7" x 5' 3") or (2.0m x 1.60m)

Tiled flooring. Panelled bath with shower screen and attachment. Central mixer taps. Tiled walls. Pedestal hand wash basin with chrome mixer tap. Low level WC. Chrome ladder style heated towel rail. Extractor fan. Inset spot lights.

Garden

Extended patio. Mainly laid to lawn garden with pedestrian door to single garage.

Garage (19' 8" x 9' 10") or (6.0m x 3.0m)

Single up and over door to front. Pedestrian composite door with double glazed insert leading to garden. Power and lighting.

Other

Landscaped front garden with patio pathway leading to front door and laid to lawn area. Driveway parking to side for multiple vehicles and side gate opening to garden.



Vendors position; Part exchange with current owner purchasing a new build due for completion in June 2024
Eastleigh borough council tax Band C- £1,783.11 per annum



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