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ASKING PRICE

£625,000

Freehold

Jarvis Fields, Bursledon, SO31 8AF

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Jarvis Fields, Bursledon, SO31 8AF

5 Beds - 3 Baths

If you are looking for a family home in the ever popular location of Bursledon then look no further. This detached house has the benefit of five double bedrooms, three bathrooms and three reception rooms. With some much accommodation on offer this property wont be on the market for long.

FEATURES

- Five double bedroom and three bathroom family home
- Secluded cul de sac location
- Open plan kitchen family room and dining room on the ground floor
- Sought after location in Bursledon within close proximity to the River Hamble
- Single garage and off road parking via driveway



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(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 via a covered porch to the ground floor you are greeted by a spacious hallway, this leads to all rooms on the ground floor including a downstairs cloakroom, lounge with triple aspect windows to all directions, open plan kitchen dining room benefiting from integrated appliances and opening onto the family room to the rear which in turns leads to the secluded and private garden with large patio area and side access leading to the front of the property. The single garage can also be accessed on the ground floor from the kitchen, this has a utility space at the rear of the garage which benefits from power and lighting.

On the first floor there are three double bedrooms including the master bedroom which has an en suite and walk in wardrobe, the two further bedrooms both have built in wardrobes. The family bathroom completes the accommodation on the first floor with the stairs leading to the second floor.

The second floor then provides two further double bedrooms with elevated outlooks to the front, separate shower room and the spacious airing cupboard housing the central heating system and further storage area.



Tucked away in Jarvis Fields, Bursledon the location of this home speaks for itself, being a short walk away from the Hamble River, Bursledon train station and the famous Jolly Sailor pub on the waterfront. Built in approximately 2005 the accommodation on offer provides modern living for any new owners.

Porch

External covered porch leading to front door via patio pathway. Outside lighting.

Hallway

Coir insert matting. Oak flooring. Moulded skirting boards. Radiator. Coving. Two double glazed windows to front. Inset spot lights. Door to under stairs cupboard. Additional storage cupboard. Carpeted stairs rising to first floor.

W.C

Tiled flooring. Low level WC. Extractor fan. Part tiled walls. Moulded skirting boards. Radiator. Pedestal hand wash basin with chrome mixer tap.

Lounge (21' 2" x 11' 3") or (6.45m x 3.44m)

Panelled door with glazed inset and chrome fitting into lounge. Triple aspect room with double glazed windows to side and rear. UPVC French doors with double glazed insets leading to garden. Two radiators. Continuation of oak flooring. Feature fireplace set in sandstone hearth and mantelpiece. Wall lights. Coving.

Kitchen dining room (21' 2" x 11' 1") or (6.45m x 3.39m)

Tiled flooring. Open plan kitchen and dining room with breakfast bar. Double glazed window to front. Coving. Inset spot lights. Radiator. Deep moulded skirting boards. Door to integral garage. Range of matching wall and base units incorporating display cabinets. Double glazed window to rear. Integrated appliances including: double electric oven with grill, dishwasher, fridge and five gas AEG burner hob with extractor above. One and a half sink and drainer with chrome mixer tap. Ample work surface with tiled and glass splashback. Opening to family room/conservatory.

Conservatory/family room (21' 0" x 9' 5") or (6.41m x 2.88m)

Laminate flooring. Double glazed windows surrounding and UPVC French doors with double glazed insets leading to the garden. Inset spot lights. Deep moulded skirting boards. Coving. Radiator.



Garage/Utility (17' 5" x 9' 5") or (5.30m x 2.86m)

Electric up and over door. Power and lighting. Utility area with wall and base units. Space and plumbing for washing machine and tumble dryer. Work surface.

Landing

Continuation of carpet. Stairs rising to second floor. Double glazed window to front. Coving. Radiator.

Master Bedroom (13' 4" x 11' 3") or (4.07m x 3.44m)

Carpet. Double glazed window to front. Radiator. Moulded skirting boards. Coving. Door to walk in wardrobe with radiator, shelving and hanging. Inset spot lights and carpet. Door to en suite.

En - Suite (7' 6" x 7' 6") or (2.28m x 2.28m)

Vinyl flooring. Double glazed opaque window to side. Double width walk in shower cubicle with tiled surround. Hand wash basin with chrome mixer tap. Low level WC. Ladder style heated towel rail. Inset spot lights. Extractor fan. Moulded skirting boards.

Bedroom 4 (10' 11" x 9' 9") or (3.34m x 2.98m)

Carpet. Double glazed window to rear. Radiator. Double doors leading to built in wardrobe with shelving and hanging. Additional door with storage cupboard. Moulded skirting boards. Coving.

Bedroom 5 (7' 9" x 11' 1") or (2.37m x 3.37m)

Carpet. Double glazed window to front. Radiator. Deep moulded skirting boards. Coving. Door leading to built in wardrobe.

Bathroom (7' 1" x 5' 8") or (2.15m x 1.73m)

Vinyl flooring. Double glazed opaque window to rear. Low level WC. Wall mounted hand wash basin with chrome mixer tap. Part tiled walls. Inset spot lights. Ladder style heated towel rail. Panelled bath with mixer tap and hand



held shower attachment. Deep moulded skirting boards.

Second floor landing

Carpeted stairs rising to second floor landing. Access to loft. Door leading to airing cupboard with ample storage and housing Worcester combination central heating boiler. Radiator. Moulded skirting boards.

Bedroom 2 (12' 4" x 11' 5") or (3.76m x 3.47m)

Carpet. Double glazed window to front. Two radiators. Deep moulded skirting boards.

Bedroom 3 (12' 4" x 9' 8") or (3.76m x 2.95m)

Carpet. Double glazed windows to front. Moulded skirting boards. Radiator.

Shower Room (7' 6" x 7' 9") or (2.29m x 2.37m)

Low level WC. Double glazed opaque window to rear. Wall mounted hand wash basin with chrome mixer tap. Shower cubicle with tiled surround and fitted shower attachment. Ladder style heated towel rail. Inset spot lights. Carpet.

Garden

Extended patio area leading to lawn to laid area. Outside tap. Side access leading to front via pedestrian gate. Additional patio at the rear of garden. Outside lighting.



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