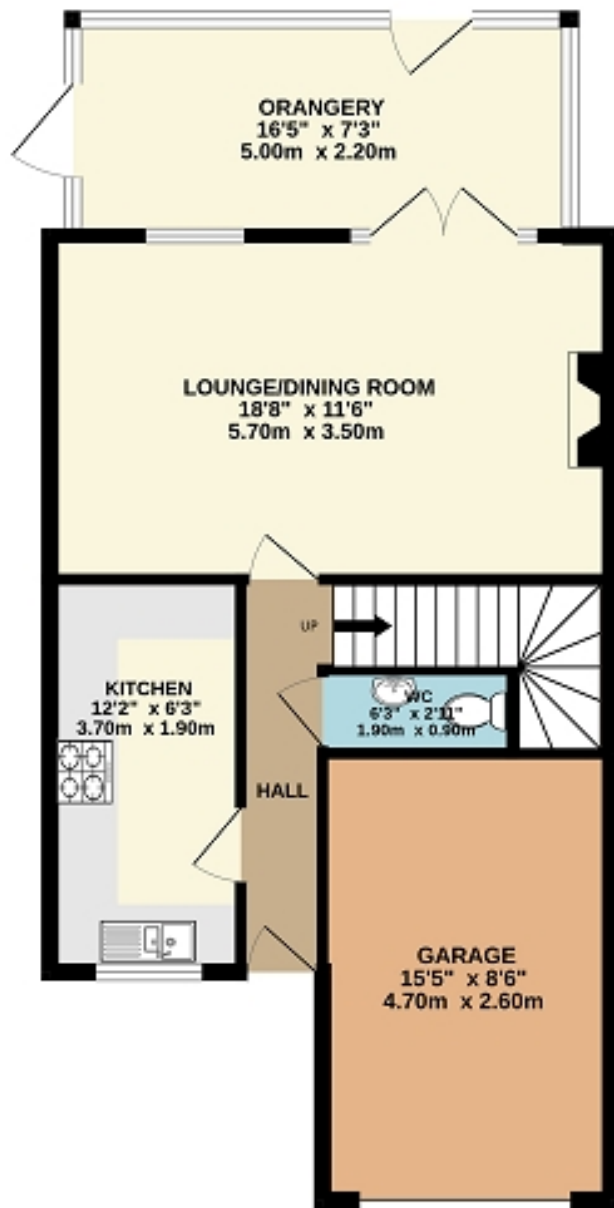
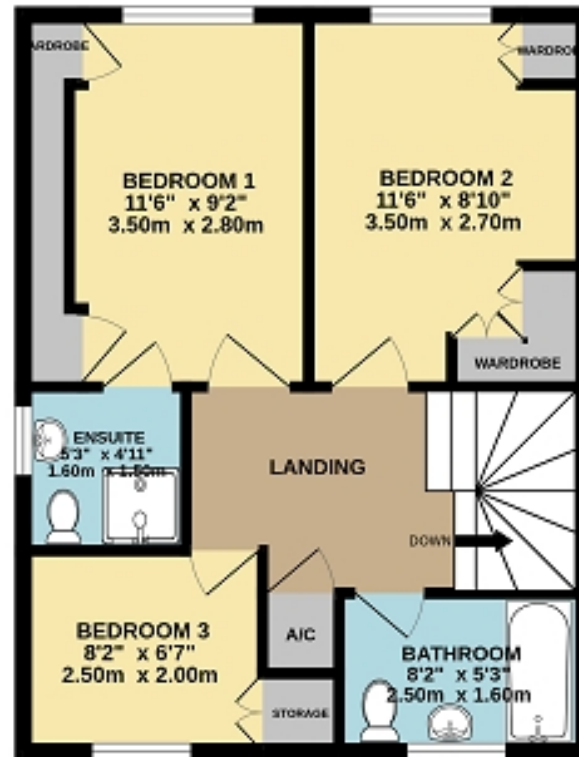


GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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.
Made with Metrix C2024



ASKING PRICE

£340,000

Freehold

Sunnyfield Rise, Bursledon, SO31 8FA

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



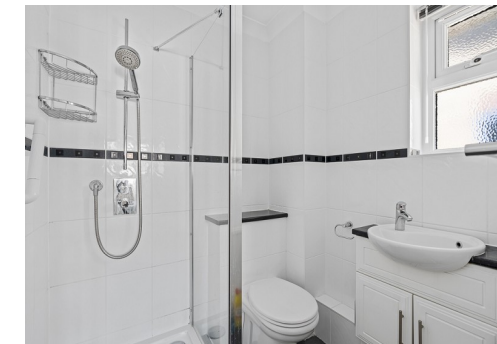
Sunnyfield Rise, Bursledon, SO31 8FA

3 Beds - 2 Baths

Located in a popular cul-de-sac in Bursledon, this three bedroom semi detached house has been extended to offer two spacious reception rooms on the ground floor, and with an en suite to the master bedroom, this property is a must see.

FEATURES

- Single garage and off road parking with a driveway to the front
- Downstairs WC
- Two spacious reception rooms including a lounge dining room and Orangery at the rear
- Landscaped elevated rear garden with side access
- Master bedroom with modern en suite shower room
- No forward chain



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

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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With a block paved driveway in front of the single garage providing off road parking upon approach, there is potential to increase the parking as required, with additional space to the left of the pathway, which could easily be converted into an extended driveway. With a composite door opening into the hallway which provides access to a downstairs WC, modern kitchen with integrated appliances and spacious lounge dining room at the rear, with double doors opening to the Orangery with tiled flooring.

The first floor offers three bedrooms and the white suite family bathroom. The master bedroom has built in wardrobe space and the rarity of a modern en suite shower room. The second bedroom again offers fantastic storage with built in wardrobes and room to house a double bed.

Outside the rear garden has been wonderfully landscaped to create a sun trap at the rear of the garden due to its elevation to capture the last of the sunshine on a summers evening. The patio from the Orangery has recently been upgraded and extends to the side with a pathway leading to the pedestrian gate providing side access to the front of the property.



Having been in the same ownership since it was constructed in 1998, this family home is ready for a new owner. The property has benefitted from upgrades since its construction, including an extension on the ground floor, to create an additional reception room which is currently used as an Orangery, with direct access to the recently landscaped garden at the rear.

Offered with no forward chain and set in the heart of Bursledon village with local amenities and public transport all within approximately 400 yards of the propertys location.

Hallway

Composite UPVC double glazed front door with opaque insets. Radiator. Laminate flooring.

Kitchen (12' 2" x 6' 3") or (3.70m x 1.90m)

Panelled door to kitchen. UPVC double glazed window to front. Laminate flooring. Partly tiled. One and a half ceramic sink unit with drainer and chrome mixer tap. Mixture of matching wall and base units. Integrated electric oven. Gas hob with overhead extractor. Integrated fridge freezer, dish washer and washer/dryer. Inset spot lights.

W.C. (6' 3" x 2' 11") or (1.90m x 0.90m)

Laminate flooring. Partly tiled. W.C. with concealed cistern. Small hand basin with chrome mixer tap. Extractor fan.

Lounge/Dining Room (18' 8" x 11' 6") or (5.70m x 3.50m)

Panelled door to lounge/dining room. UPVC double glazed window to rear overlooking Orangery/extension. Carpet. Coving. Radiator. Skirting board. Double glazed Frenchdoors to extension. Fireplace. Wall lights.

Orangery (16' 5" x 7' 3") or (5.0m x 2.20m)

Orangery/conservatory/extension with tiled floor. UPVC double glazed windows to rear. Two velux windows to ceiling. Inset spot lights. Doors to side and garden.



Other

Pathway to front door. Block paved driveway in front of garage. Pebbled front garden with small hedge.

Vendors position- No forward chain

Eastleigh borough council tax band C- £1,783.11 per year



Landing

Carpeted stairs to landing. Skirting board. Coving. Radiator. Airing cupboard with shelving. Access to loft.

Bedroom 1 (11' 6" x 9' 2") or (3.50m x 2.80m)

Master bedroom with UPVC double glazed window to rear. Carpet. Coving. Skirting board. Radiator. Fitted wardrobes. Access to en-suite.

En - Suite (5' 3" x 4' 11") or (1.60m x 1.50m)

Fully tiled en-suite with single corner shower cubicle. Inset spot lights. W.C. with concealed cistern. Wash basin with storage under. UPVC opaque window to side. Radiator. Towel rail. Tiled floor.

Bedroom 2 (11' 6" x 8' 10") or (3.50m x 2.70m)

Panelled door. UPVC double glazed window to rear. Carpet. Radiator. Skirting board. Coving. Fitted wardrobes with shelving and hanging.

Bedroom 3 (8' 2" x 6' 7") or (2.50m x 2.0m)

UPVC double glazed window to front. Carpet. Coving. Skirting board. Radiator. Fitted wardrobes.

Bathroom (8' 2" x 5' 3") or (2.50m x 1.60m)

Fully tiled family bathroom with UPVC double glazed opaque window to front. Panelled bath with chrome taps. Vanity style wash hand basin with W.C. and concealed cistern. Inset spot lights. Radiator. Towel rail. Extractor fan. Wall mirror.

Garage (15' 5" x 8' 6") or (4.70m x 2.60m)

Single garage with electric up and over door. Power and lights.

Garden

Landscaped tiered garden fenced on all sides. Side access to left side leading to front . Steps up to additional patio area to top tier.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.