



ASKING PRICE

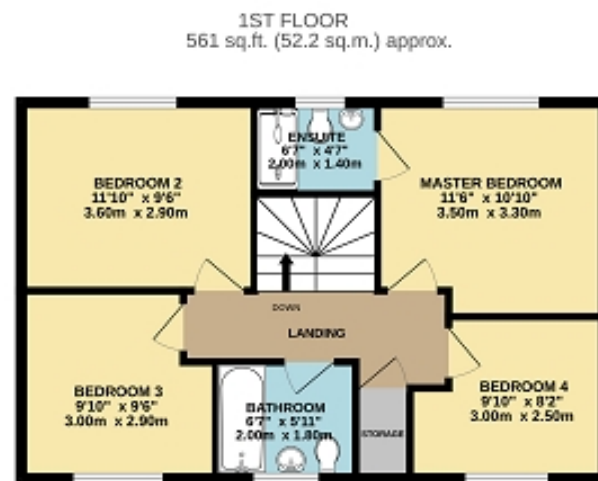
£495,000

Freehold

Hollowbread Gardens, Bursledon, SO31 8LY

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TOTAL FLOOR AREA: 1339 sq.ft. (124.4 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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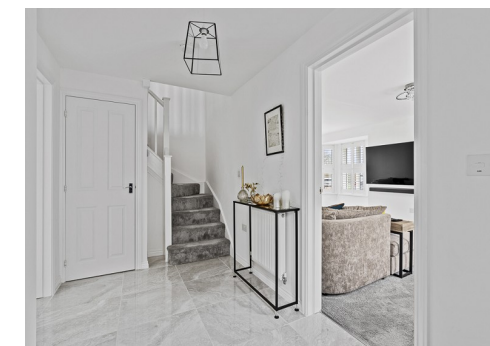
Hollowbread Gardens, Bursledon, SO31 8LY

4 Beds - 2 Baths

Tucked away on the edge of the recently constructed by Taylor Wimpey in 2019 this beautifully presented four bedroom detached house has been upgraded by the current owner throughout and has the benefit of a south facing landscaped garden to the rear.

FEATURES

- Four double bedrooms on the first floor
- South facing landscaped garden with direct access to single garage
- Open plan kitchen dining room with integrated appliances
- Off road parking via double width driveway
- Peaceful outlook over duck pond and far reaching fields
- Upgraded finishes throughout



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



In arguably one of the most sought after plots on the development due to the fantastic outlook over the duck ponds and stretching to open fields this property is a must see. Since construction the property has undergone further improvements throughout. Constructed by Taylor Wimpey the property still has approximately 5 years remaining of an NHBC guarantee

The main improvement is the beautifully landscaped rear garden completed in 2022. It has a southerly aspect to capture sunshine all day. With an extended patio, decking area and high specification artificially lawn with raised concrete sleepers and built in seating surrounding the rear boundary. There is direct access to the single garage along with an additional pedestrian gate opening to the side if returning from a muddy walk rather than coming through the front entrance.



Off road parking is on offer with a tarmac double width driveway as well as up and over door to the single garage. There is no shortage of parking on offer with plenty of visitors space with allocated parking bays throughout the development. The internal accommodation starts with a generous entrance hallway which has been upgraded with marble tiled flooring which runs through to the downstairs WC and open plan kitchen dining room, this spacious room has a generous amount of natural light due to windows to the front and rear, the latter of which overlooks the beautiful landscaped rear garden. The kitchen itself has ample storage cupboards and work surfaces along with integrated appliances. A separate utility room is on offer with a pedestrian door opening onto the garden. Another room that can be accessed from the entrance hallway is the living room which has double doors opening to the garden and a double window to the side overlooking the duck pond and children's play area ideal for young families with all of this literally on your doorstep.

The first floor provides four bedrooms all of which can be classed as double rooms, the rear two bedrooms which are the largest of the four have tranquil views the perfect way to start any day. The master bedroom has an en suite shower room and the modern white suite family bathroom completes the first floors accommodation.

Entrance Hall

Composite door with double glazed decorative insert leading into hallway. Italian marble flooring. Stairs with carpet rising to first floor along with under stairs storage cupboard. Radiator. Skirting boards.

W.C (4' 11" x 2' 7") or (1.50m x 0.80m)

Vinyl flooring. Chrome heated towel rail. Wall mounted corner hand wash basin with chrome mixer tap and tiled splashback. Low level WC in concealed cistern. Skirting boards.

Lounge (19' 4" x 11' 2") or (5.90m x 3.40m)

Triple aspect room with double glazed windows to front, rear and bay window to side overlooking play park and fields. UPVC French doors opening to garden. Two radiators. Skirting boards. Carpet.



Kitchen dining room (19' 4" x 11' 6") or (5.90m x 3.50m)

Continuation of marble tiled flooring from hallway. Integrated appliances including; Four point gas burner hob with extractor above and elevated eye level electric double oven. Space for; American style fridge freezer and dishwasher. Twin aspect room with double glazed windows to front and rear. Moulded skirting boards. Radiator. Ample work surface with tiled splashback. Matching wall and base units with chrome handles. Stainless steel sink and drainer with chrome mixer tap. Opening to Utility room.

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

Continuation of marble tiled flooring from kitchen dining room. Matching wall and base units. Space for washing machine and tumble dryer. Wall mounted unit housing Ideal boiler. Access to garden from composite door with double glazed insert.

Landing

Continuation of carpet. Skirting boards. Radiator. Access to loft. Door to airing cupboard with pressurised hot water tank and storage.

Bedroom 1 (10' 10" x 11' 6") or (3.30m x 3.50m)

Carpet. Radiator. Double glazed window to rear. Moulded skirting boards. Door to en suite.

En - Suite (4' 7" x 6' 7") or (1.40m x 2.0m)

Vinyl flooring. Chrome ladder style heated towel rail. Extractor fan. Double glazed opaque style window to rear. Pedestal hand wash basin with tiled surround and chrome mixer tap. Low level W/C in concealed cistern. Double width shower with glass surround and hand held attachment. Skirting boards.

Bedroom 2 (9' 6" x 11' 10") or (2.90m x 3.60m)



Carpet. Radiator. Double glazed window to rear. Moulded skirting boards.

Bedroom 3 (9' 10" x 9' 6") or (3.0m x 2.90m)

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

Bedroom 4 (8' 2" x 9' 10") or (2.50m x 3.0m)

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

Bathroom (5' 11" x 6' 7") or (1.80m x 2.0m)

Vinyl flooring. Chrome ladder style heated towel rail. Extractor fan. Double glazed opaque style window to front. Pedestal hand wash basin with tiled surround and chrome mixer tap. Low level W/C in concealed cistern. Panelled bath with fitted shower screen, tiled surround and separate wall mounted hand held attachment. Skirting boards.

Garden

Landscaped in 2022 south facing garden. Extended Porcelain patio, artificially laid to lawn with built in seating and raised planters surrounding. Composite decking area with westerly aspect to benefit from the last of evening sun. Pedestrian door into single garage. Pedestrian gate to side. Outside power sockets.

Garage (20' 0" x 9' 10") or (6.10m x 3.0m)

Up and over door to front. Door into garden. Power and lighting.

Other

Estate charge of approximately £257.22 per year under GCA management.



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