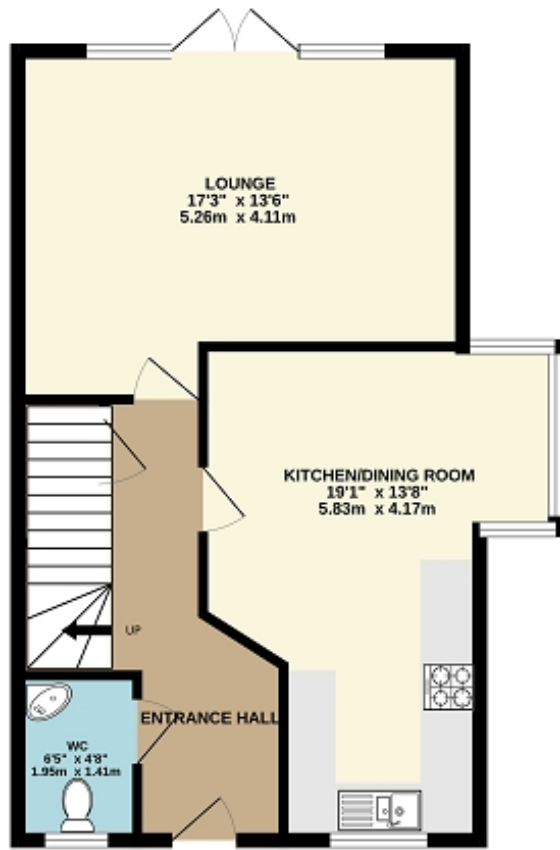
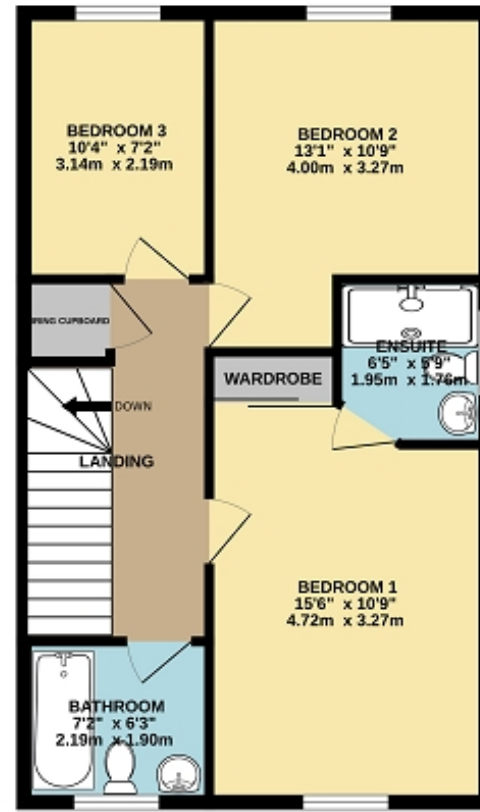


GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.1 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 Metropex 6/20/14



ASKING PRICE

£425,000

Freehold

Vantage Copse, Bursledon, SO31 1ES

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Vantage Copse, Bursledon, SO31 1ES

3 Beds - 2 Baths

Built only approximate 5 years ago by renowned developers Bellway this extremely spacious three double bedroom detached home at the end of a cul de sac is offered with no forward chain.

FEATURES

- Three double bedrooms on the first floor
- Modern fitted kitchen with plenty of space for a dining room table
- Bright and airy lounge at the rear with direct access to the garden
- Remaining years on NHBC guarantee
- Quiet cul de sac corner plot location
- Off road parking with block paved driveway to the side



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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Bursledon | Warsash | Mayfair



Situated at the end of a quiet cul de sac this detached house offers space in abundance throughout. Located at the end of the popular Latitude development built by Bellway in 2018 the property has a remaining four years of NHBC warranty to give any new owner peace of mind. The property is within close proximity to both Hedge end and Bursledon villages, both with a range of local amenities and public transport links. A big attraction of Bursledon is its fantastic transport links along with a choice of lovely scenic walks including Manor Farm almost on your doorstep with access onto the River Hamble.

Due to its secluded position on the road there is a spacious driveway to the side along with another parking area and multiple lay by's for any visitors. Upon entrance you are greeted by a welcoming and spacious hallway with a large under stairs cupboard for hidden storage and access to all rooms on the ground floor including a downstairs WC. The heart of the home is the kitchen and with modern finishes throughout, integrated appliances and space for a large dining room table, the room has a bay window to the side and additional window to the front to allow in ample natural light. To the rear of the property is the lounge with direct access from French double doors to the secluded and elevated rear garden which is mainly laid to lawn and is a perfect blank canvas for any new owner to turn into a summer haven.



The first floor offers three bedrooms, all of which are extremely spacious double rooms. The impressive master suite has double width built in wardrobes and a modern en suite. The family bathroom is fully tiled with a panelled bath and a fitted shower attachment above.

With this style of property being one of a handful constructed it is a must see! With no forward chain we recommend arranging a viewing as soon as possible to avoid missing out on this spacious detached home.

Hallway

Entrance through composite front door with coir matting, all rooms led off of hallway stairs to first floor. radiator, laminate flooring continued throughout ground floor into lounge, moulded skirting boards. Large storage cupboard under the stairs.

W.C (6' 5" x 4' 8") or (1.95m x 1.41m)

UPVC double glazed opaque window to front, low level toilet, wall mounted sink with chrome mixer tap, moulded skirting boards and vinyl flooring.

Kitchen/Dining Room (19' 2" x 13' 8") or (5.83m x 4.17m)

Double glazed window to front aspect, Double glazed bay window to side aspect, stainless steel sink with drainer and chrome mixer tap, matching wall and base units, boiler concealed in wall unit. Integrated appliances including; four gas burner hob and with electric oven beneath. Space for washing machine and fridge freezer, vinyl flooring, radiator with independent thermostat.

Lounge (13' 6" x 17' 3") or (4.11m x 5.26m)

Double glazed french doors leading to garden, radiator with independent thermostat, moulded skirting boards, laminate flooring continued from hall.

Landing

Stair leading up from ground floor, door to airing cupboard, access to loft, all bedrooms lead off of landing, smoke alarm, radiator.



Bedroom 1 (15' 6" x 10' 9") or (4.72m x 3.27m)

Double glazed window to front aspect, radiator beneath window with independent thermostat, moulded skirting boards, carpet, access to loft space, built in double wardrobes, door to en suite.

En - Suite (6' 5" x 5' 9") or (1.95m x 1.76m)

Double glazed opaque window to side aspect, tiled splashback around pedestal sink with chrome mixer tap, low level toilet, walk in shower cubical with tiled surround, towel rail.

Bedroom 2 (13' 1" x 10' 9") or (4.0m x 3.27m)

Double glazed window to rear aspect, with radiator beneath with independent thermostat, large built in wardrobe, carpet.

Bedroom 3 (10' 4" x 7' 2") or (3.14m x 2.19m)

Double glazed window to rear aspect radiator beneath with independent thermostat, moulded skirting boards, carpet.

Bathroom (6' 3" x 7' 2") or (1.90m x 2.19m)

Opaque double glazed window to front aspect, pedestal hand wash basin with chrome mixer tap, LED inset spotlights, Panelled bath with shower attachment and shower screen, radiator with independent thermostat. low level WC in concealed cistern.

Garden

Private family garden which is mainly laid to lawn with patio area from lounge, shed and pedestrian gate to driveway.

Other

Off road parking via block paved driveway, greenery frontage with pathway leading to front door.

Eastleigh borough council tax band E- £2,569.71

Sellers position- No forward chain.



Development charge of £12 per month
Service charge of £35.11 per month



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.