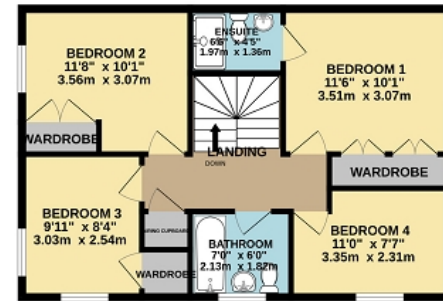


GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.1 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.
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ASKING PRICE

£465,000

Freehold

Parsons Avenue, Bursledon, SO31 8PB

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Parsons Avenue, Bursledon, SO31 8PB

4 Beds - 2 Baths

Built in 2020 by Taylor Wimpey this four double bedroom house has a south facing private garden to the rear which has been landscaped by the current owners.

FEATURES

- Remaining years on NHBC guarantee
- South facing landscaped garden
- Off road parking with driveway and single garage
- Modern kitchen with quartz work surfaces and integrated appliances
- Solar panels
- Close proximity to motorway access and walking distance to local amenities



| 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.

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Bursledon | Warsash | Mayfair



The generous accommodation on offer is perfect for modern living with an inviting hallway offering two storage cupboards, a downstairs cloakroom with high specification tiling and a lounge that stretches from the front of property to the rear and leads onto the landscaped garden. The wow factor of this property however is the open plan kitchen dining room, ample natural light seeps into the room via the twin aspect windows to the front and side. The property benefits from having a breakfast bar with even more storage and quartz work surfaces, with the addition of integrated appliances including a double oven, five gas burner hob, dishwasher, fridge and freezer. Currently there is a 6 seater dining room table in the room making it a fantastic space for entertaining. The utility room off the kitchen provides further storage and another door leading to the driveway ideal if returning from a muddy walk rather than coming through the main entrance of the house.

To the first floor all bedrooms having space for doubles. Three of the four rooms have double built in wardrobes and the master bedroom benefits from a fully tiled en suite with a double width shower cubicle. You will not be short of storage in this home with a large airing cupboard on the landing with the addition of a loft as well.



Externally the property offers off road parking via a driveway for multiple vehicles, a single garage with power and lighting and side access via a pedestrian gate that leads to driveway at the rear of the property. The south facing and private garden at the rear has been landscaped and provides a spacious decking with built in lighting along with a low maintenance artificial lawn with a further area behind the garage ideal for a shed.

Those worried about energy bills increasing have the benefits of solar panels with this property. Situated in Bursledon the property is within close proximity to the newly built country park off Kestrel park with a play area and large open field. Also within a short distance is motorway access along with a short commute to Southampton city centre. To see how much this family home has to offer contact us at your earliest opportunity to avoid missing out of this wow factor home.

Hallway (15' 7" x 5' 11") or (4.75m x 1.81m)

Composite door into hallway. Moulded skirting boards. Radiator. Stairs rising to first floor with under stairs storage cupboard. Tiled flooring.

W.C (6' 1" x 4' 9") or (1.85m x 1.45m)

Continuation of tiled flooring. Low level WC in concealed cistern. Inset spot lights. Extractor fan. Pedestal hand wash basin with chrome mixer tap and tiled surround. Radiator. Part tiled walls. Moulded skirting boards.

Living Room (20' 0" x 11' 3") or (6.10m x 3.43m)

Antico flooring. Twin aspect with double glazed windows to front and side. UPVC French doors opening to garden. Two radiators. Moulded skirting boards.

Kitchen Dining Room (20' 0" x 11' 8") or (6.10m x 3.56m)

Tiled flooring continued from hallway. Open plan kitchen and dining room with twin aspect double glazed windows to side and front. Shaker style matching wall and base units with chrome fittings. Breakfast bar with additional storage units. Quartz work surfaces with part tiled and part continued quartz splashback. Under cabinet lighting and kick board lighting. Integrated appliances including; eye level electric oven and grill, five gas burner hob with extractor, dishwasher and fridge freezer. Under mounted ceramic sink with chrome mixer tap. Inset spot lights. Wall units housing boiler. Opening to utility



Utility (5' 5" x 6' 7") or (1.64m x 2.0m)

Continuation of tiled flooring. Composite door with double glazed opaque insert to driveway at the rear. Base unit. Integrated washing machine. Quartz surfaces. Radiator.

Landing

Continuation of carpet. Access to loft with power and lighting from pull down ladder. Door to airing cupboard housing pressurised hot water tank and storage.

Bedroom 1 (10' 1" x 11' 6") or (3.07m x 3.51m)

Carpet. Double glazed window to side overlooking garden. Radiator. Moulded skirting boards. His and hers built in wardrobes with double doors to both. Door to en suite.

En-Suite (4' 6" x 6' 6") or (1.36m x 1.97m)

Tiled flooring and fully tiled walls. Extractor fan. Pedestal hand wash basin with chrome mixer tap. Low level WC. Double width shower with fitted attachment. Inset spot lights. Chrome ladder style heated towel rail.

Bedroom 2 (10' 1" x 11' 8") or (3.07m x 3.56m)

Carpet. Double glazed window to side. Moulded skirting boards. Built in wardrobe. Radiator.

Bedroom 3 (9' 11" x 8' 4") or (3.03m x 2.54m)

Carpet. Double glazed windows to front and side. Moulded skirting boards. Built in wardrobe. Radiator.

Bedroom 4 (7' 7" x 11' 0") or (2.31m x 3.35m)

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

Bathroom (6' 0" x 7' 0") or (1.82m x 2.13m)



Tiled flooring and fully tiled walls. Panelled bath with centralised mixer tap. Fitted shower screen and attachment. Large mirror above bath. Extractor fan. Inset spot lights. Moulded skirting boards. Chrome ladder style heated towel rail. Pedestal hand wash basin with chrome mixer tap. Low level WC in concealed cistern.

Garden

South facing landscaped garden. Pedestrian gate leading to driveway. Decking area for outdoor furniture. Artificial laid to lawn. Outdoor power points. Extended patio and additional shingled patio at the rear.

Other

Eastleigh borough council tax band E- £2,569.71

Seller position- Onward chain, need to find.

Solar panels- Owned but not yet connected.

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

Up and over door. Pitched roof providing additional storage. Power and lighting.



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