



ASKING PRICE

**£299,950**

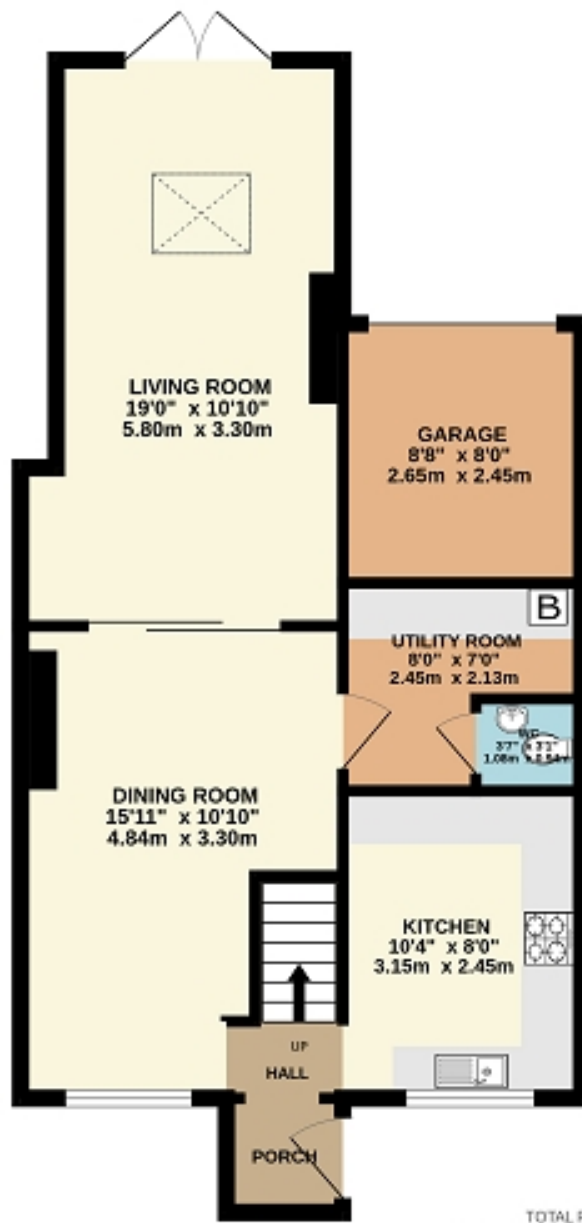
Freehold

**Wrights Walk, Bursledon, SO31 8FQ**

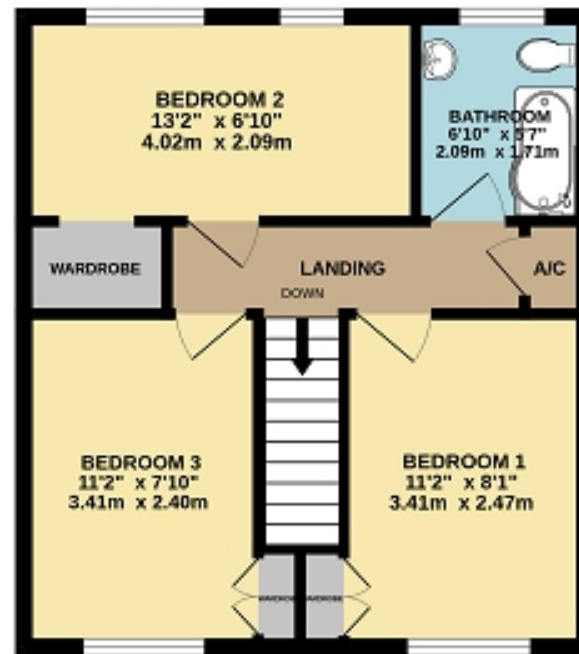
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GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 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 Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.



**Wrights Walk, Bursledon, SO31 8FQ**

**3 Beds - 1 Baths**

Being offered with no forward chain, this extended three bedroom family home is set in a popular residential location of Bursledon and benefits from driveway parking.

**FEATURES**

- Offered with no forward chain
- Extended living room and partial garage conversion
- Gated driveway parking for two cars
- Three bedrooms all benefiting from fitted storage solutions
- Fitted kitchen with separate utility room and downstairs WC
- Front garden laid to lawn with patio area, in addition to low maintenance back garden



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Bursledon | Warsash | Mayfair





Welcome to this three double bedroom, semi detached family home being offered with no forward chain. The property is noticeable on approach due to its large front garden, mainly laid to lawn and with the addition of a large patio area, making this a useable garden space in addition to the low maintenance garden to the rear. You benefit here from the rarity of catching both the morning and the evening sunshine. To the rear you will also find a gated driveway offering off-road parking for two cars. This home has been thoughtfully upgraded by the current owners, including an extension to the rear and partial conversion of the garage, now offering a downstairs WC and utility room. The living room is a highlight of the home, bathed in natural light from the large skylight and with French doors that open onto a low-maintenance back garden. This room has been extended and features an attractive media wall/ With a separate dining room you have an ideal space for formal dinners or entertaining guests. The well-appointed kitchen offers ample storage and space for all of your appliances. Upstairs, you'll find three generously sized double bedrooms, each equipped with built-in storage options to keep your space organised and clutter-free. The family bathroom has been modernised, now featuring a bath with rainfall shower above and tiled lit niches for a contemporary feel. This home is a must see due to its popular location in Bursledon with all local amenities in the nearby village of Lowford. There is quick access from here on to the A27 and M27 motorway providing excellent links to neighbouring cities of Portsmouth and Southampton. We do not anticipate the property being available for long!



**Outside**  
Front garden mainly laid to lawn. Concrete pathway leads to large patio area. Steps up to cladded porch and front door. Outdoor tap. Concrete pathway provides side access. To the rear a wooden, sliding gate opens to the driveway with space for two vehicles. The back garden has a patio area and decked area with a picket fence separating the driveway. The former garage has been converted to extend internal space but a small section remains as out door storage accessed via up and over door. Outdoor lighting.

**Porch (3' 10" x 4' 0") or (1.17m x 1.21m)**  
Composite front door with double glazed glass panel. Fitted cairn mat. Skirting boards. Inset spots. Opening leads to hallway.

**Hallway (7' 6" x 3' 11") or (2.28m x 1.19m)**  
Inset spots. Carpet. Carpeted stairway rising to first floor. Doorways leading to dining room and kitchen.

**Kitchen (10' 4" x 8' 0") or (3.15m x 2.45m)**  
UPVC double glazed window to front aspect. Tiled floors. Full range of matching wall and base units. Ample work surfaces. Tiled splash backs. Radiator with independent thermostat. Space for freestanding gas cooker. Space and plumbing for dishwasher and fridge freezer. Stainless steel extractor hood.

**Dining Room (15' 11" x 10' 10") or (4.84m x 3.30m)**  
UPVC double glazed window to front aspect. Carpet. Skirting boards. Radiator with independent thermostat. Inset spots. Doorway leading to utility room. Doorway leading to living room.

**Living Room (19' 0" x 10' 10") or (5.80m x 3.30m)**  
Double sliding barn doors. UPVC double glazed patio doors lead to back garden. Skylight. Carpet. Skirting boards. Two radiators with independent thermostats. Media wall with electricity points. Inset spots.

**Utility Room (7' 0" x 8' 0") or (2.13m x 2.45m)**  
Wooden tongue and groove door with chrome fittings. Access to RCD breaker switches. Access to combi boiler. Access to gas and electric meters. Space and plumbing for washing machine. Work top space. Inset spots. Doorway leading to W.C.



Offered with no forward chain.



**W.C. (3' 1" x 3' 7") or (0.94m x 1.08m)**  
Wooden tongue and groove door with chrome fittings. Tiled flooring. Tiled walls. Low level WC with cistern. White hand wash basin with chrome mixer tap. Inset spots. Extractor fan.

**Landing**  
Carpet. Skirting boards. Doorways leading to all rooms on first floor. Access to fully boarded loft with ladder and lighting. Access to storage cupboard.

**Bedroom 1 (11' 2" x 8' 1") or (3.41m x 2.47m)**  
Wooden tongue and grove door with chrome fittings. UPVC double glazed window to front aspect. Radiator with independent thermostat. Built in wardrobe. Carpet. Skirting boards.

**Bedroom 2 (6' 10" x 13' 2") or (2.09m x 4.02m)**  
Two UPVC double glazed window to rear aspect. Radiator with independent thermostat. Carpet. Skirting boards. Built in wardrobe with hanging space and shelving.

**Bedroom 3 (11' 2" x 7' 10") or (3.41m x 2.40m)**  
Wooden tongue and groove door with chrome fittings. UPVC double glazed window to front aspect. Radiator with independent thermostat. Carpet. Skirting boards. Built in wardrobe.

**Bathroom (6' 10" x 5' 7") or (2.09m x 1.71m)**  
Wooden tongue and groove door with chrome fittings. UPVC double glazed opaque window to rear aspect. Tiled flooring. White panel bath with chrome rainfall effect shower above. Glass shower screen. Bath surround is fully tiled with lit niches. Low level WC with cistern. White hand wash basin with chrome mixer tap and vanity unit below. Inset pots. Extractor fan.

**Other**  
Eastleigh Borough Council Tax Band C £1868.88 2024/25 charges.



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