



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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
£360,000
Freehold
Luck Road, Bursledon, SO31 8LR

Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Luck Road, Bursledon, SO31 8LR
3 Beds - 2 Baths

Brambles are delighted to market this three bedroom, semi-detached family home with a garage and driveway parking. Being offered with no forward chain.

FEATURES

- Fitted kitchen/breakfast/family room equipped with some integrated appliances
- Modern family bathroom plus en-suite to master bedroom
- Downstairs cloakroom
- Enclosed, west facing back garden
- Driveway parking plus single garage
- Three years NHBC warranty remaining
- Ideally situated close to local amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(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



This charming property was built by Barratt Homes in 2019 with three years NHBC warranty remaining. The property is conveniently situated in Bursledon, close to the Tesco Superstore as well as the local amenities at Lowford Village. Both the The Plough Inn and Fox & Hounds are just a short walk away, and the King George V playing fields offer a great dog walking or recreational space. You are in close proximity to the M27 motorway just over a mile away, connecting you with the neighbouring cities of Portsmouth and Southampton. Outside you benefit from a single garage plus a double width driveway offering parking for two vehicles. Downstairs features a spacious, open plan, kitchen/dining/family room with French doors leading out to the enclosed west facing garden which has been laid to lawn. The sleek, modern kitchen is well equipped with ample storage and comes with integrated appliances. In addition to this versatile space, you can enjoy the relaxed environment of the formal lounge. Upstairs, a family bathroom and three bedrooms complete the living accommodation on offer here. Two of which are large doubles, with the master bedroom featuring an en-suite shower room finished to a high standard.



Outside

Double width driveway offering two spaces.

Hallway (11' 3" x 9' 11") or (3.42m x 3.02m)

Composite front door with frosted double glazing. Double glazed window to side. Carpet. Moulded skirting boards. Radiator. Door leading to large under stairs storage space. Doorways leading to all rooms on ground floor. Carpeted stairs rising to first floor.

W.C (6' 2" x 4' 7") or (1.88m x 1.40m)

Low level WC. Vinyl flooring. Moulded skirting boards. Pedestal hand wash basin with chrome mixer tap and tiled splash back. Radiator. Extractor fan.

Lounge (13' 7" x 11' 2") or (4.14m x 3.41m)

Double glazed bay window to front. Carpet. Moulded skirting boards. Door to under stairs storage cupboard. Radiator.

Kitchen/Dining/Family Room (17' 9" x 11' 1") or (5.40m x 3.38m)

Double glazed window to side. Double glazed window to rear. UPVC double glazed French doors leading out to garden. Vinyl flooring. Moulded skirting boards. Radiator. Matching wall and base units. Integrated Zanussi electric oven and four point gas burner hob with extractor hood above. Stainless steel sink and half with drainer and chrome mixer tap. Ample work surfaces with glass laminate and stainless steel splash backs. Integrated dishwasher. Space and plumbing for washing machine and fridge freezer. Wall unit housing the boiler.

Garden

Private, west facing garden. Mainly laid to lawn. Patio area. Patio slabs leading to rear access. Outside tap.

Garage

Up and over door. Lighting.

Landing (15' 4" x 4' 1") or (4.68m x 1.24m)

Continuation of carpet. Radiator. Door opening to large storage cupboard with shelving.



Bedroom One (17' 8" x 13' 1") or (5.39m x 4.0m)

Twin aspect room with double glazed window to side and rear. Carpet. Moulded skirting boards. Door opening to en-suite.

En-suite (4' 7" x 4' 9") or (1.40m x 1.44m)

Vinyl flooring. Moulded skirting boards. Double width shower cubicle with wall mounted electric shower and fully tiled surround. Low level WC. Pedestal hand wash basin with chrome mixer tap. Wall mounted vanity units. Radiator. Extractor fan. Inset spots.

Bedroom Two (10' 3" x 10' 3") or (3.13m x 3.12m)

Twin aspect room with double glazed windows to side and front. Carpet. Moulded skirting boards. Radiator. Access to loft.

Bedroom Three (9' 7" x 7' 2") or (2.91m x 2.18m)

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

Bathroom (7' 0" x 6' 2") or (2.14m x 1.87m)

Double glazed opaque window to side. Vinyl flooring. Moulded skirting boards. Low level WC. Pedestal hand wash basin with chrome mixer tap and tiled splash back. Panelled bath with hand held shower attachment and tiled surround. Radiator. Inset spots. Extractor fan.

Other

Built by Barratt Homes approximately seven years ago. Three years remaining on NHBC guarantee. Estate charge approximately £250 per annum. Eastleigh Borough Council Tax Band C £1868.88. No onward chain.



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