



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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
£450,000
Freehold
Bowers Drive, Bursledon, SO31 8LZ

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



Bowers Drive, Bursledon, SO31 8LZ
4 Beds - 2 Baths

Welcome to this four bedroom, extended family home with a garage and driveway parking. Situated just a short distance from local amenities.

FEATURES

- Detached, four bedroom home with partial garage conversion
- Master bedroom with fitted wardrobes and ensuite
- Open plan living / dining room plus home office
- Modern kitchen with integrated appliances
- Garage plus driveway parking for two vehicles
- Enclosed back garden
- Highly desirable location on a new development close 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.

BRAMBLES ESTATE AGENTS
5 Brook Lane, Warsash
Southampton, Hampshire
SO31 9FH

MAYFAIR OFFICE
15 Thayer Street
London
W1U 3JT

BRAMBLES ESTATE AGENTS
Portsmouth Road, Lowford
Bursledon, Hampshire
SO31 8EQ

Email: enquiries@brambles-estateagents.com
brambles-estateagents.com
Bursledon | Warsash | Mayfair



This well presented, four bedroom home is conveniently located on a new development in Bursledon, ideal for the commute into Southampton, be it by public transport or car. There is very easy access to the M27 leading to Southampton Parkway Railway Station and Southampton Airport. Ideally situated for the local shops, including the large Tesco Superstore but also close to fantastic woodland walks and the nearby River Hamble.

This property boasts bright living accommodation throughout and the current owners have thoughtfully completed a partial garage conversion to increase the internal accommodation to include a home office. The open plan living / dining room features French doors leading out to the back garden mainly laid to lawn and with a large patio area, an ideal space for outdoor entertainment. The modern fitted kitchen comes equipped with integrated appliances and features an island with breakfast bar. Upstairs boasts four spacious bedrooms, with an en-suite and fitted wardrobes to the master. Outside, in addition to the garage you benefit from a block paved driveway offering off road parking for two vehicles.

This spacious family home is situated in a very popular development, and we don't anticipate it being on the market for very long. Please call Brambles Estate Agents today to book a viewing.



Outside
Block paved driveway for two vehicles, leads to garage. Area to front laid to lawn with a border of mature plants. Sheltered porch canopy over the front door.

Entrance Hall (18' 0" x 6' 11") or (5.48m x 2.12m)
Composite front door with opaque glazing. Tiled floor. Fitted cairn matt. Moulded skirting boards. Carpeted staircase with wooden hand rail rising to first floor. Under stairs storage cupboard with additional built storage solutions under the stairs. Additional fitted storage cupboard. Doorways leading off to kitchen, WC and living /dining room.

Kitchen (14' 1" x 11' 10") or (4.28m x 3.61m)
Double glazed window to front. Tiled floor. Moulded skirting boards. Full range of matching wall and base units. Kitchen island with space for bar stools. Ample work surfaces with matching risers. Stainless steel sink and half with drainer with chrome mixer tap. Wall unit housing the Logic combi boiler. Integrated Zanussi double electric oven and four point gas burner hob with stainless steel extractor hood above. Integrated fridge and dishwasher. Radiator.

W.C (3' 11" x 6' 0") or (1.20m x 1.82m)
Wooden panelled door with chrome fittings. Tiled flooring. Moulded skirting boards. Low level WC with cistern. Pedestal hand wash basin with chrome mixer tap and tiled splash back. Radiator. Extractor fan.

Lounge/Diner (12' 0" x 18' 10") or (3.67m x 5.73m)
Wooden panelled door with chrome fittings. Double glazed French doors to back garden with additional glazing either side. Laminate flooring. Skirting boards. Radiator. Media points. Built in storage cupboard. Space for dining table and chairs. Opening leads to office.

Office (8' 10" x 8' 10") or (2.70m x 2.70m)
Partial garage conversion. Double glazed sliding doors to back garden. Laminate flooring. Vertical radiator. Fitted desks and cabinets. Inset spots.

Garden
West facing garden. Area laid to lawn. Border with mature trees and plants. Large patio area sweeps around the house. Side access and wooden gate leads to front. Outdoor tap.

Garage (10' 3" x 8' 10") or (3.12m x 2.70m)
Partially converted to increase internal accommodation. Electric rolling door. Space and plumbing for appliances. Partially boarded loft with pull down ladder.



Landing (14' 3" x 9' 7") or (4.34m x 2.92m)
Carpet. Moulded skirting boards. Radiator. Loft access with pull down ladder. Doorways leading off to all rooms on first floor.

Master Bedroom (11' 10" x 11' 10") or (3.60m x 3.61m)
Wooden panelled door with chrome fittings. Double glazed window to front. Carpet. Moulded skirting boards. Radiator. Triple fitted wardrobe with mirrored sliding doors. Doorway to ensuite.

En Suite (6' 7" x 6' 3") or (2.01m x 1.91m)
Wooden panelled door with chrome fittings. Tiled floor. Moulded skirting boards. Low level WC with cistern. White pedestal hand wash basin with chrome mixer tap. Tiled splash backs. Fully tiled shower cubicle with glass sliding door and chrome rainfall effect shower. Chrome ladder style heated towel rail. Inset spots. Extractor fan. Electric shaving point.

Bedroom Two (11' 7" x 9' 3") or (3.53m x 2.81m)
Wooden panelled door with chrome fittings. Double glazed window to rear. Carpet. Moulded skirting boards. Radiator.

Bedroom Three (10' 10" x 9' 7") or (3.29m x 2.92m)
Wooden panelled door with chrome fittings. Double glazed window to rear. Carpet. Moulded skirting boards. Radiator.

Bedroom Four (7' 5" x 6' 11") or (2.25m x 2.12m)
Wooden panelled door with chrome fittings. Double glazed window to front. Carpet. Radiator.

Family Bathroom (6' 7" x 5' 7") or (2.01m x 1.71m)
Wooden panelled door with chrome fittings. Low level WC with cistern. Pedestal hand wash basin with chrome mixer tap. White panel door with glass shower screen, chrome taps and chrome shower above. Tiled flooring. Tiled surrounds. Chrome ladder style heated towel rail. Extractor fan.

Other
Eastleigh Borough Council Tax Band E £2705.10 2025/26 charges



Vendors position: Need to find



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