



BRAMBLES

ASKING PRICE

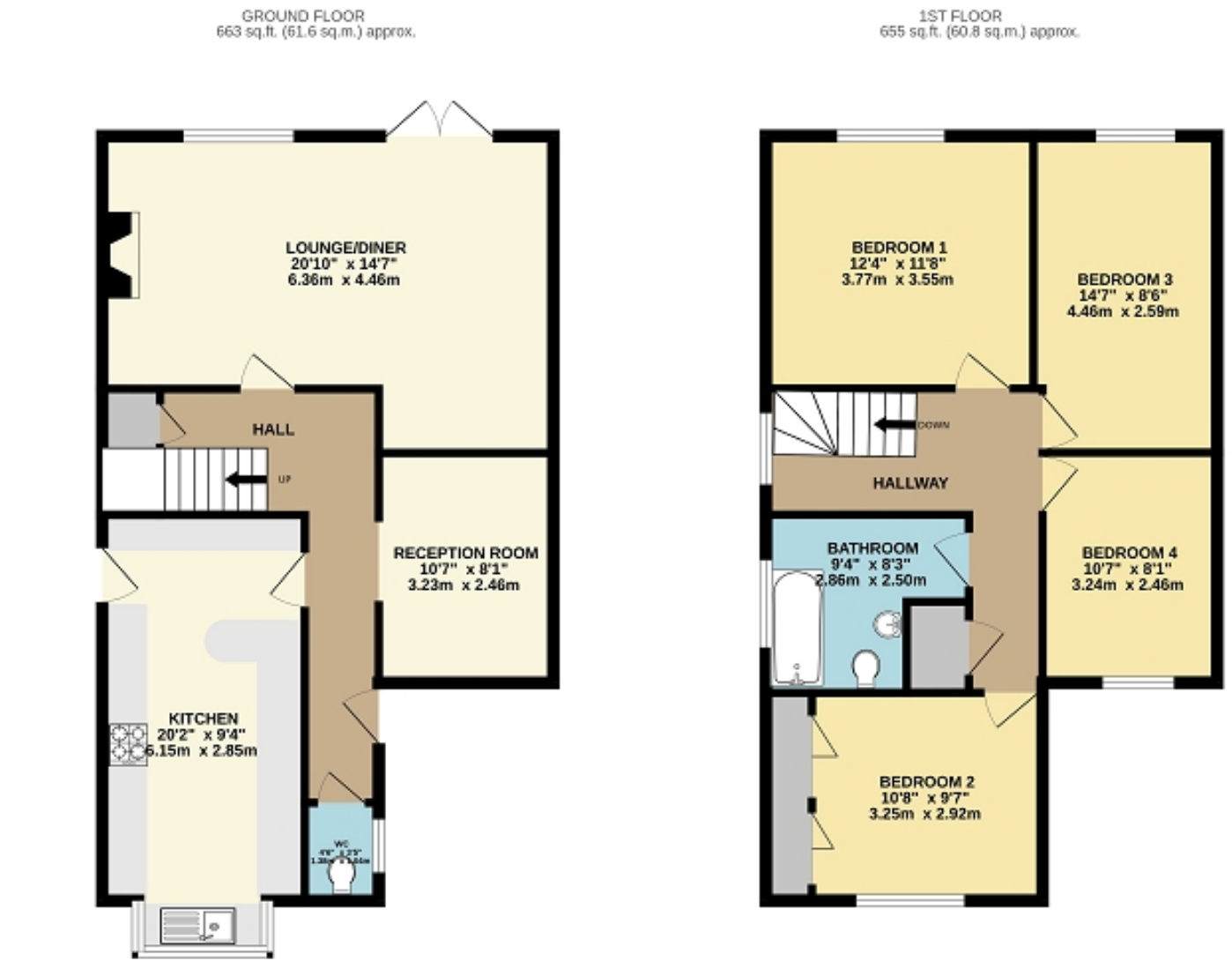
£485,000

Freehold

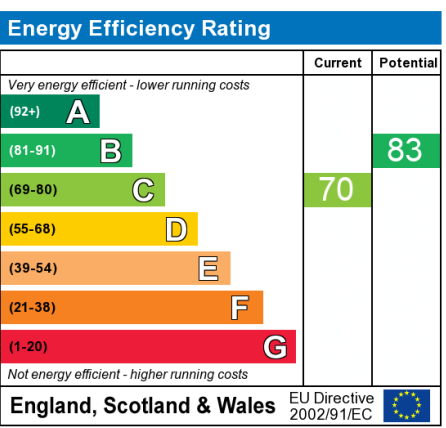
Green Lane, Bursledon, SO31 8EY

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TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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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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.

Green Lane, Bursledon, SO31 8EY

4 Beds - 1 Bath

Very well presented four double bedroom, detached house with two reception rooms and family friendly kitchen/breakfast room. Ideally situated in Bursledon within easy reach of local amenities.

FEATURES

- Four double bedrooms offer plenty of space for a growing family
- Large living room with electric coal effect fire
- Convenient location for access to motorway connections at J8 of the M27
- Smart, fitted kitchen with breakfast bar and high end Neff appliances
- Spacious driveway with parking for multiple vehicles
- Offered with no forward chain



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Green Lane is ideally located in the highly sought after area of Bursledon. The immediate area offers many local amenities for any family wishing to relocate to the area, with many local and popular walks in close proximity including Royal Victoria Country Park, Manor Farm and Itchen Valley. There are many pubs within walking distance, with the famous Jolly Sailor overlooking The River Hamble and many more to choose from. Tesco Superstore is also just a short distance away and you are within catchment for Netley Abbey and Bursledon Junior schools as well as Hamble secondary school. The A27 and M27 are easily reachable and provide excellent links to Portsmouth and Southampton approximately 15 minutes by car.

With four double bedrooms, two ground floor reception rooms and spacious kitchen/breakfast room, this detached four bedroom property is ideally suited to modern family living. Set back from the lane, the spacious frontage offers driveway parking for several cars to the front of the property. The ground floor accommodation comprises a stylish kitchen/breakfast room which has been fitted with high gloss units and a selection of high quality Neff appliances, including fridge freezer, double oven and gas hob. The breakfast bar is an ideal spot for visiting friends or family to sit and chat whilst the chef if busy in the kitchen. Across the hallway is the dining room, converted from the garage, which could alternatively offer an additional sitting room or study to suit the familys needs. A spacious living room spans the rear of the property - so many options of where to put the furniture! A cloakroom completes the ground floor. The first floor hosts the four double bedrooms with the second bedroom benefiting from a large built in wardrobe. The family bathroom has a modern suite with stylish freestanding bath. The low-maintenance rear garden is mainly laid to lawn with raised beds ready for spring planting of the new owners desire. Being offered with no onward chain.



Driveway

Tarmac driveway offering parking for several vehicles. Pebbled boarder and rockery. Drive leads to front entrance. Wooden gate leading to side access.

Hall

UPVC double glazed door leading into hallway. Wooden flooring with inset coir matting. Doorways leading to all ground floor rooms. Wooden door with chrome fittings leading into cloakroom. Coving. Radiator. Wall mounted thermostat. Under stairs cupboard. Stairs to first floor landing laid to carpet.

Kitchen (19' 6" x 8' 6") or (5.94m x 2.59m)

Accessed via wooden door with multi pain single glazing. UPVC double glazed window to front aspect. UPVC door with glass insert to side access. Inset spotlights. Vertical radiator. High gloss wall and base units with wood effect roll edge laminate worktops. One and half sink and drainer with chrome mixer tap. Neff 4 ring electric hob inset to worktop with fume hood over. Integrated Neff double oven. Integrated dishwasher. Neff integrated fridge/freezer. Integrated washing machine. Cupboard housing Logic boiler. Tiled upstands and flooring. Breakfast bar with space for two bar stools.

Cloakroom (3' 4" x 4' 6") or (1.02m x 1.36m)

UPVC double glazed leaded window to side. Decorative wooden panelling to walls. Wall mounted hand wash basin with chrome taps. Low level WC. Radiator. Laminate flooring.

Dining Room (10' 7" x 8' 1") or (3.23m x 2.47m)

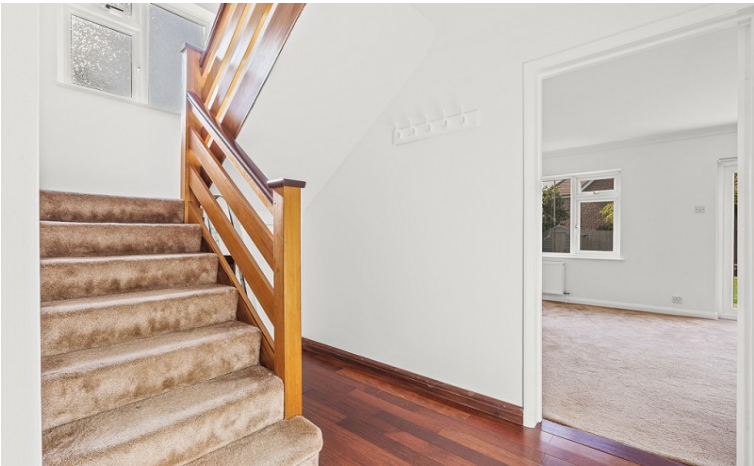
Open archway from hallway. UPVC leaded double glazed window to front. Radiator. Skirting boards. Carpet.

Living Room (20' 10" x 14' 8" Max) or (6.35m x 4.46m Max)

UPVC double glazed windows and French doors to rear. Carpe. Two radiators. Coal effect fireplace and stone surround.

Landing

Accessed via curved staircase which is laid to carpet. Loft hatch. Airing cupboard housing water tank. Doorways leading off to all rooms.



Master Bedroom (14' 7" x 11' 8") or (4.45m x 3.56m)

UPVC double glazed window to rear. Carpet laid to flooring. Radiator.

Bedroom Two (10' 0" x 9' 7") or (3.04m x 2.92m)

UPVC leaded double glazed window to front. Carpet. Inset spot lights. Built in wardrobe with mirrored doors. Radiator.

Bedroom Three (14' 8" x 8' 1") or (4.47m x 2.46m)

Wooden panelled door with chrome fittings. UPVC double glazed window to rear. Carpet. Radiator.

Bedroom Four (10' 8" x 8' 1") or (3.24m x 2.46m)

Wooden style door with chrome fittings. UPVC double glazed leaded window to front. Radiator. Carpet.

Bathroom (8' 6" x 6' 5") or (2.58m x 1.96m)

Wooden door with chrome fittings. UPVC double glazed obscured window to side. Freestanding roll top bath with chrome taps and rain effect shower over. Perspex screen.. Ladder style heated towel rail. Pedestal wash hand basin with chrome mixer taps. Mirrored vanity unit. Low level WC with push button flush. Fully tiled walls and floor.

Garden

Accessed via side gate. Kitchen door or French doors from living room. Patio area outside living room doors. Enclosed by panel fencing. Mainly laid to lawn with raised borders. Outside tap.

Other

Eastleigh Borough Council Tax Band E £2705.15 2025/26 charges.

Vendors position: No onward chain.



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