



BRAMBLES

ASKING PRICE

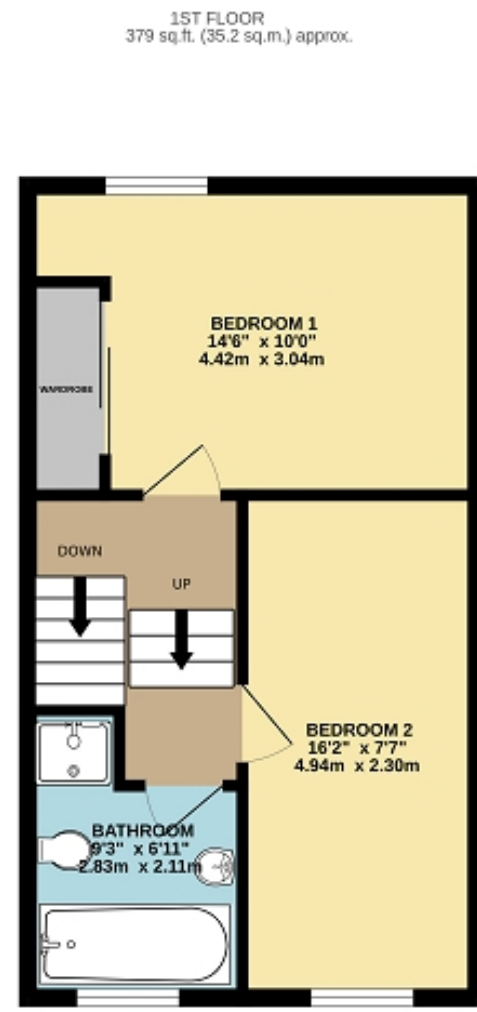
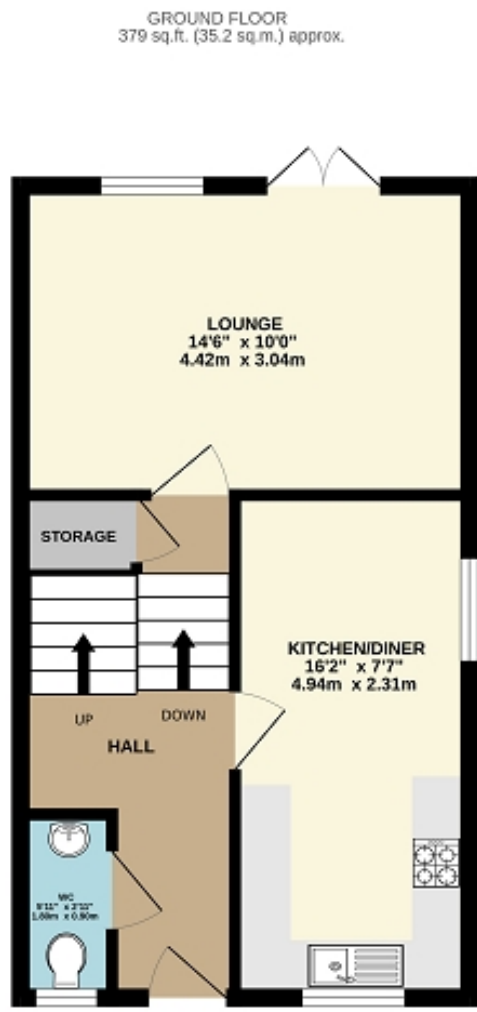
£310,000

Freehold

Sunnyfield Rise, Bursledon, SO31 8FA

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Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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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Sunnyfield Rise, Bursledon, SO31 8FA

2 Beds - 1 Bath

Brambles Estate Agents are pleased to market this two-bedroom, semi-detached home with a generous garden and driveway parking. Located in a desirable cul-de-sac in the heart of Bursledon, within easy access to the local amenities and Tesco Superstore.

FEATURES

- Quiet cul-de-sac location
- Modern fitted kitchen with integrated appliances
- Downstairs WC
- Generous, south-facing back garden
- Driveway providing off road parking for two cars
- Conveniently located close to local amenities and Tesco superstore



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	76	
(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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Welcome to this well presented two-bedroom home, situated in a sought-after neighbourhood in Bursledon. It's in an ideal location, within walking distance to the amenities of Lowford Village and just a stone's throw away from Tesco superstore. The immediate area benefits from excellent public transport links and thanks to its proximity to the A27 and M27 motorway, Southampton City Centre is reachable by car in just 15 minutes.

On approach to this charming home, a gravel driveway provides off-road parking for two vehicles. Stepping inside, the split-level hallway leads to the modern fitted kitchen/dining room at the front, which is well equipped with integrated appliances. Continuing through to the lounge at the rear of the property, a wonderfully bright room with French doors leading out to the back garden. The south-facing garden is particularly generous, mainly laid to lawn with a patio area, ideal for BBQ's and entertaining outdoors. For added convenience there's a downstairs WC. Upstairs features a four-piece family bathroom plus two double bedrooms, with fitted storage to the master.

Ideal for first time buyers or small families, viewing is highly recommended to appreciate the full potential of this charming home.



Front Entrance

Space for two cars on gravel parking bays next to the property. Side access gate to rear garden. Step from pavement to front door.

Hallway (16' 2" x 6' 11") or (4.94m x 2.11m)

Wooden front door with inset glass. Capet. Coir matting. Storage cupboard under stairs. Radiator. Doorways leading to W/C, lounge and kitchen. Stairs down to lounge. Stairs rising up to first floor.

Lounge (10' 0" x 14' 6") or (3.04m x 4.42m)

UPVC double glazed French doors leading to garden. UPVC double glazed window overlooking the garden. Radiator. Carpet.

W.C (5' 11" x 2' 11") or (1.80m x 0.90m)

UPVC double glazed, opaque window to front aspect. Tiled flooring. Low level W/C with cistern. Hand wash basin with chrome mixer tap and tiled splash back. Radiator.

Kitchen/Dining Room (16' 2" x 7' 7") or (4.94m x 2.31m)

UPVC double glazed windows to front and side aspect. Tiled flooring. Wall and base units. Ample work surfaces. Tiled splash backs. Stainless steel sink with drainer and chrome mixer tap. Integrated electric oven and four point gas burner hob with stainless steel extractor fan above. Integrated fridge freezer. Space for washing machine. Space for dining table and chairs. New Worcester boiler.



Landing (9' 4" x 6' 11") or (2.85m x 2.11m)

Split level, carpeted landing with doorways to bedroom one, bedroom two and bathroom.

Bedroom One (10' 0" x 14' 6") or (3.04m x 4.42m)

UPVC double glazed window to rear. Carpet. Built in double wardrobe with mirrored sliding doors. Radiator.

Bedroom Two (16' 2" x 7' 7") or (4.94m x 2.30m)

UPVC double glazed window to front. Carpet. Radiator.

Bathroom (9' 3" x 6' 11") or (2.83m x 2.11m)

UPVC double glazed, opaque window to front. Vinyl flooring. Partially tiled walls. Panel bath with chrome taps and shower attachment. Shower cubicle with mixer shower. Wash basin with chrome mixer tap and vanity unit beneath. Chrome ladder style towel rail. Extractor fan.

Garden

Large, south facing garden. Mainly laid to lawn. Patio area. Flower bed to rear of garden. Wooden fencing. Gravel pathway to side gate.

Other

Eastleigh Borough Council Tax Band C £1967.35 2025/26 charges.
Vendors position: Need to find



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.