



BRAMBLES

ASKING PRICE

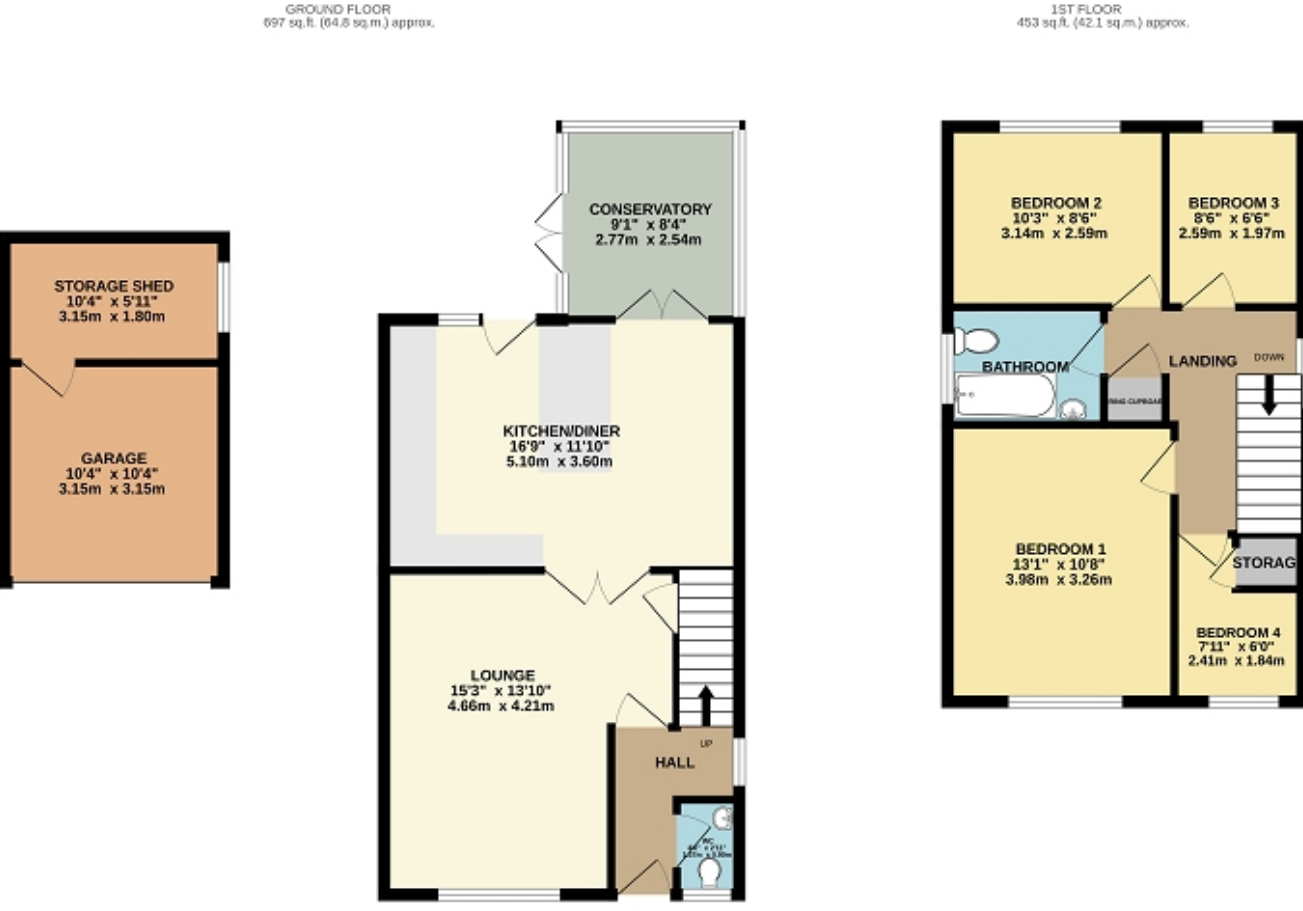
£415,000

Freehold

Lancaster Close, Bursledon, SO31 8GT

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TOTAL FLOOR AREA: 1151 sq.ft. (106.9 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 on 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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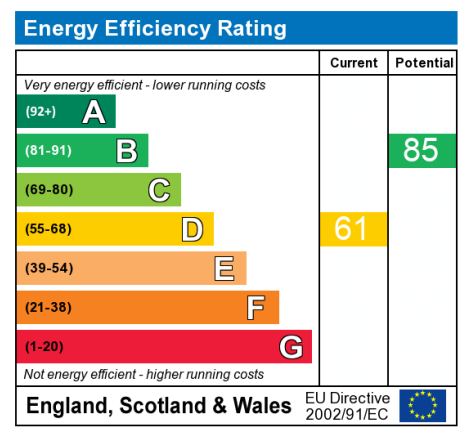
Lancaster Close, Bursledon, SO31 8GT

4 Beds - 1 Bath

This four-bedroom, detached family home is nestled in a quiet cul-de-sac in the ever-popular residential area of Bursledon Green. Conveniently located within walking distance to the local amenities of Lowford Village.

### FEATURES

- Four bedroom family home in a quiet cul-de-sac location
- Open plan kitchen / dining room with integrated appliances
- Conservatory with outlook over the back garden
- Downstairs WC
- Single garage plus driveway parking for several vehicles
- Close to local amenities of Lowford village and Tesco Superstore



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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Nestled at the end of a quiet cul-de-sac, this four-bedroom home is an excellent choice for families. Lancaster Close is situated in the sought-after neighbourhood of Bursledon Green, an ideal location just a stones throw away from Lowford Village and Tesco superstore. The area benefits from excellent transport links, including its close proximity to the A27 and M27 providing a quick commute to Southampton City Centre within 15 minutes.

Outside boasts off-road parking for several vehicles via a gravel driveway to the front, plus a tandem driveway to the side leading to the single garage.

Downstairs comprises of a spacious lounge to the front, leading you through to the open plan kitchen/dining room of thoughtful design, and well equipped with integrated appliances. From here, the conservatory provides an additional reception area, perfect for sitting back and relaxing with an outlook over the back garden. You'll also find a downstairs WC for added convenience.

Upstairs features a family bathroom with roll top bath and shower above, plus four well-proportioned bedrooms for the growing family. Viewing is highly recommended to appreciate the full potential of this well-situated home.



## Outside

Driveway to front laid to gravel. Wooden gates open to reveal additional tandem driveway leading to garage. Paved pathway leading to front door.

### Hallway (12' 2" x 6' 0") or (3.70m x 1.84m)

UPVC double glazed front door. Double glazed window to side. Fitted cairn matt. Carpet. Skirting boards. Radiator. Carpeted staircase with wooden hand rail rising to first floor. Doorways leading to WC and living room.

### W/C (4' 6" x 2' 11") or (1.37m x 0.90m)

Wooden panelled door. Double glazed opaque window to front. Tiled floor. Skirting boards. Low level WC with cistern. White hand wash basin with chrome mixer tap.

### Living Room (15' 3" x 13' 10") or (4.66m x 4.21m)

Wooden panelled door. Double glazed window to front. Carpet. Skirting boards. Radiator. Under stairs storage cupboard. Double wooden doors lead to kitchen/dining room.

### Kitchen/Dining Room (11' 10" x 16' 9") or (3.60m x 5.10m)

Double glazed window to side. Double glazed window and door to back garden. Tiled floor. Full range of matching wall and base units. Island with storage beneath, incorporating a breakfast bar. Wooden work surfaces. White sink and half with drainer and mixer tap. Tiled splash backs. Integrated electric oven and four point electric hob. Integrated fridge freezer, dishwasher and washing machine. Vertical radiator. Inset spots. Wall unit housing the boiler. Double glazed French doors to conservatory.

### Conservatory (9' 1" x 8' 4") or (2.77m x 2.54m)

Dwarf wall conservatory. Glazing and windows to all sides. Insulated roof. UPVC double glazed French doors lead out to garden. Tiled floor.

### Landing (10' 8" x 9' 5") or (3.26m x 2.86m)

Double glazed window to side. Carpet. Skirting boards. Doorways leading off to all rooms on first floor. Airing cupboard housing the water tank. Access to partially boarded loft with lighting.



### Bedroom One (13' 1" x 10' 8") or (3.98m x 3.26m)

Wooden panelled door. Double glazed window to front. Carpet. Skirting boards. Radiator. Fitted wardrobe.

### Bedroom Two (8' 6" x 10' 4") or (2.59m x 3.14m)

Wooden panelled door. Double glazed window to rear. Carpet. Skirting boards. Radiator.

### Bedroom Three (8' 6" x 6' 6") or (2.59m x 1.97m)

Wooden panelled door. Double glazed window to front. Carpet. Skirting boards. Radiator.

### Bedroom Four (7' 11" x 6' 0") or (2.41m x 1.84m)

Wooden panelled door. Double glazed window to front. Carpet. Skirting boards. Radiator. Built in storage cupboard.

### Bathroom (5' 7" x 7' 5") or (1.69m x 2.25m)

Wooden panelled door. Double glazed window to side. Tiled walls. Tiled floor. Roll top bath with chrome mixer tap and electric shower above. White wash basin with chrome mixer tap and vanity unit below. Low level WC with cistern. Chrome ladder style heated towel rail.

## Garden

Patio area. Decked area. Areas laid to lawn and gravel. Fully fenced. Wooden shed. Outdoor tap. Tandem driveway providing space for several vehicles. Wooden gates leading to front. Access to garage and storage shed.

### Garage (10' 4" x 10' 4") or (3.15m x 3.15m)

Single garage. Up and over door. Power. Lighting. Space and plumbing for appliances. UPVC double glazed door leading to shed.

## Other

Eastleigh Borough Council Tax Band D £2213.27 2025/26 charges. Vendors position: Need to find.



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