



OFFERS IN EXCESS OF

£325,000

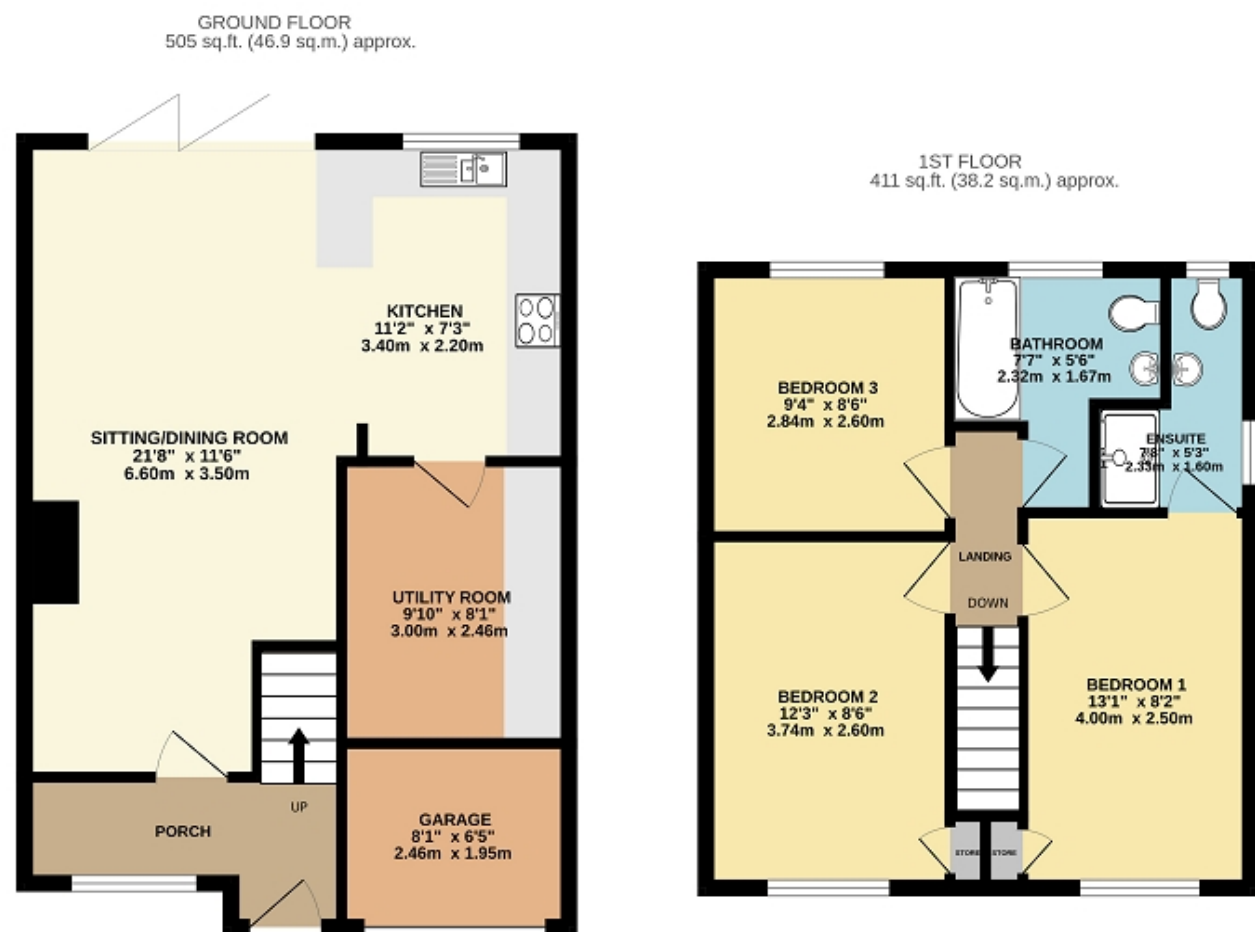
Freehold

Pallot Close, Bursledon, SO31 8FR

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BRAMBLES



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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Pallot Close, Bursledon, SO31 8FR

3 Beds - 2 Baths

A three-bedroom, semi-detached home with garage and driveway parking. Nestled in a quiet cul-de-sac in the ever-popular area of Bursledon, close to the local amenities of Lowford Village.

FEATURES

- Quiet cul-de-sac location
- Three bedrooms, two bathrooms
- Open plan lounge/kitchen/dining room with integrated appliances
- Separate utility room
- Enclosed back garden with large sun deck
- Garage and driveway parking
- Walking distance to local amenities of Lowford Village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(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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This ideal family home is nestled in a quiet cul-de-sac, conveniently situated close to the local amenities of Lowford Village and Tesco superstore. The River Hamble is a just short walk away, along with many local green spaces and play parks. Slightly further afield, Royal Victoria Country Park is only a short drive away. The home is within walking distance of highly regarded schools, and the area is served by excellent public transport links including the M27 motorway ensuring a quick commute into Southampton City Centre within 15 minutes.

Stepping inside, the handy porch area welcomes you through to the open plan lounge/kitchen dining room, well equipped with integrated appliances. From here, triple track sliding doors open out to the large sun deck for those who enjoy indoor/outdoor living. A separate utility room ensures all of the daily chores can be take care of whilst keeping the home clutter free. Upstairs comprises of a family bathroom plus three well -proportioned bedrooms with the master benefiting from its own en-suite.

Outside features generous garden laid to lawn, featuring a large sun deck perfect for outdoor entertaining. To the front theres a garage with driveway parking.

Thanks to its convenient location and immaculate condition, we dont anticipate this property to be on the market for very long. Please call Brambles Estate Agents today to secure your viewing.



Outside

Driveway parking for one car. Front garden laid to gravel. Former garage has been partially converted to increase internal footprint but still offers an outdoor storage unit with up and over door. Side access.

Porch (5' 3" x 11' 1") or (1.60m x 3.38m)

Composite front door with opaque glazing. Double glazed window to front. Vinyl flooring. Carpeted staircase with a wooden handrail rising to the first floor. Vertical radiator. Inset spots. Doorway to lounge/kitchen/diner.

Sitting/Dining Room (21' 8" x 11' 6") or (6.60m x 3.50m)

Triple track sliding doors open out to back garden. Laminate flooring. Skirting boards. Two vertical radiators. Space for dining furniture. Opening to kitchen.

Kitchen (11' 2" x 7' 3") or (3.40m x 2.20m)

Double glazed window to back garden. Vinyl flooring. Matching wall and base units. Wooden work surfaces incorporating a breakfast bar. Stainless steel sink and half with mixer tap. Integrated dishwasher and fridge freezer. Integrated electric oven and four point induction hob with extractor hood above. Inset spots. Doorway to utility room.

Utility Room (9' 10" x 8' 1") or (3.0m x 2.46m)

Partial garage conversion. Vinyl flooring. Base and wall units. Wooden work surfaces. Space and plumbing for three appliances. Wall mounted Glow-worm boiler. Radiator. Inset spots. Automatic extractor fan.

Garden

Mainly laid to lawn. Fencing and conifers. Raised deck ideal for outdoor dining furniture. Continuation of the decking to a second decked area with covered built in benches. Wooden storage shed. Wooden gate opens to front. Outdoor tap. Additional wooden storage shed / playhouse with door to the boundary.

Landing (13' 7" x 2' 7") or (4.15m x 0.78m)

Carpet. Skirting boards. Access to the loft. Doorways leading to all rooms on first floor.



Bedroom One (13' 1" x 8' 2") or (4.0m x 2.50m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Built-In wardrobe. Doorway to en-suite.

En Suite (7' 8" x 5' 3") or (2.33m x 1.60m)

Double glazed, opaque window to rear. Vinyl flooring. Low-Level WC with cistern. White wash basin with chrome mixer type and vanity unit below. Fully tiled shower cubicle with glass sliding door and chrome rainfall effect shower. Radiator. Inset spots. Extractor fan.

Bedroom Two (12' 3" x 8' 6") or (3.74m x 2.60m)

Two double glazed windows to front. Carpet. Radiator. Built-in wardrobe space.

Bedroom Three (9' 4" x 8' 6") or (2.84m x 2.60m)

Double glazed window to rear. Carpet. Skirting boards. Radiator.

Bathroom (5' 6" x 7' 7") or (1.67m x 2.32m)

Double glazed, opaque window to rear. Vinyl flooring. Panel bath with chrome rainfall effect shower above. White wash basin with chrome mixer tap and vanity unit below. Inset spots. Extractor fan. Radiator.

Garage (8' 1" x 6' 5") or (2.46m x 1.95m)

Partially converted to increase internal footprint. Handy outdoor storage unit. Up and over garage door.

Other

Eastleigh Borough Council Tax Band C £1967.35 2025/26 charges.

Vendors position: No forward chain



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.