



ASKING PRICE

£575,000

Freehold

Pershore Close, SO31 6UF

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 1611 sq.ft. (149.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency until they are given.
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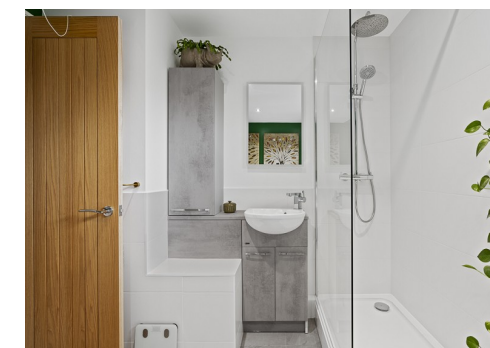
Pershore Close, Locks Heath, SO31 6UF

4 Beds - 2 Baths

A beautifully presented four bedroom detached home with a stunning en suite bathroom and contemporary kitchen/dining room. With a double garage, parking for several vehicles and situated in a quiet cul de sac in Locks Heath.

FEATURES

- Stunning open planned kitchen dining room
- Double Garage with driveway parking for several cars
- Beautiful en suite to master bedroom
- Reception room with log burner
- Utility room, downstairs wc and separate study
- Within walking distance to Locks Heath Junior School Locks Heath Centre



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	70	
(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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A lovingly modernised 4 bedroom family home in Locks Heath, within catchment and walking distance to the highly rated Locks Heath School and Brookfield Secondary School. Locks Heath shopping centre is only a short walk away where you can get your groceries at Waitrose or just relax with friends and have a coffee at the several cafes available. For the Water activity lovers Warsash is a short drive away where you can enjoy walks along the shore or launch your own SUP or dinghy and enjoy all the beauty the Hamble River has to offer. There is a delightful double aspect reception room leading to the glorious fitted kitchen/dining room, which has been updated to the highest of standards. The first floor boasts four bedrooms and two bathrooms. The en suite four piece bathroom is stunning, with a walk in shower and free standing oval bath. This particular property is located tucked in the corner of a quiet cul de sac with excellent parking for several vehicles. Properties of this calibre rarely stay on the open market for long and therefore we recommend viewings at your earliest convenience.



Hallway

The property is entered via a composite front door, with access to downstairs rooms off of the hallway. Karndean flooring. Access to under stairs cupboard. Stairs rising to first floor.

Lounge (15' 1" x 12' 6") or (4.60m x 3.80m)

Entered by solid Oak door, Double aspect with two double glazed windows to front and two double glazed opaque windows to side, creating a very bright, light room. Two radiators, Log burner and fitted carpet. Double oak door leading to Kitchen/dining room

Kitchen/Diner (27' 9" x 9' 10") or (8.45m x 3.0m)

Stunning open plan kitchen dining area, large Quartz work tops with hand painted fitted cupboards. Space for large range cooker and American style fridge. Sink with drainer and Quooka boiling tap, integrated dishwasher, hidden extractor fan behind induction hob. Electric radiator and Karndean flooring throughout. At the dining end of the kitchen, you have space for table and chairs set nicely in front of the french door that lead to the garden, range of fitted matching cupboards.

Utility Room (5' 3" x 6' 7") or (1.60m x 2.01m)

Space for washing machine and separate dryer, combination boiler, side door leading to garden.

W/C (3' 2" x 5' 11") or (0.96m x 1.80m)

UPVC opaque double glazed window, LLWC, wash hand basin and Karndean flooring

Study (10' 2" x 5' 11") or (3.10m x 1.80m)

Accessed by solid oak door, Double aspect room with UPVC windows to front and side. Fitted desk (which can be removed) Karndean flooring.

Landing

Fitted carpet, loft access, access to all bedrooms and bathroom.



Master Bedroom (14' 1" x 8' 10") or (4.30m x 2.70m)

Accessed via solid oak door, UPVC double glazed window to rear aspect, built in wardrobe with Oak bi-fold doors, fitted grey carpet. Radiator. Door leading to Ensuite.

En Suite (13' 1" x 8' 7") or (3.98m x 2.61m)

Accessed through oak door from master bedroom. Stunning 4 piece suite including oval free standing bath with centralised chrome mixer tap. Large walk in shower. Low level WC with concealed cistern and circular wash hand basin set in contemporary vanity units with storage cupboards below and floor to ceiling storage cupboard to the side. UPVC opaque high level double glazed window. Tiled flooring and part tiled walls. Radiator.

Bathroom (9' 1" x 6' 3") or (2.78m x 1.91m)

Solid oak door from landing. Tiled walls. Opaque UPVC double glazed window, pedestal wash hand basin. Panelled bath with shower mixer tap, low level wc. Radiator.

Bedroom 2 (12' 6" x 8' 6") or (3.80m x 2.59m)

Oak door, UPVC window to front aspect, radiator under window, fitted carpet, fitted double wardrobe with solid oak bi-fold door.

Bedroom 3 (10' 2" x 8' 3") or (3.10m x 2.51m)

Oak door, UPVC double glazed window to rear aspect, radiator. Fitted carpet.

Bedroom 4 (12' 6" x 6' 7") or (3.80m x 2.0m)

Oak door from landing, UPVC double glazed window to front aspect, radiator. Fitted carpet.

GARDEN

The rear garden is mainly laid to lawn with a patio/dining area laying the width of the house. There is a pathway to the greenhouse (included in the sale) and a pond.

To the front of a property is excellent parking for several cars and access to the double garage.

GARAGE (57' 5" x 61' 8") or (17.50m x 18.80m)

Double garage with two up and over doors. Personal door to front of property.



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