



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 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.

Made with Metropix 5/2024



ASKING PRICE
£550,000
Freehold
Elmdale Close, Warsash, SO31 9RW

Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Elmdale Close, Warsash, SO31 9RW
4 Beds - 2 Baths

Brambles are delighted to market this wonderful four bedroom detached home, ideally situated in a quiet cul-de-sac within walking distance to Warsash Village.

FEATURES

- Quiet cul-de-sac location
- 1489 sq. ft of living accommodation thanks to the double story extension
- Four bedrooms all benefiting from built in storage
- Family bathroom and master ensuite with digital shower controls
- Private, south facing garden
- Walking distance to local amenities of Warsash Village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	73	
(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.

BRAMBLES ESTATE AGENTS
5 Brook Lane, Warsash
Southampton, Hampshire
SO31 9FH

MAYFAIR OFFICE
15 Thayer Street
London
W1U 3JT

BRAMBLES ESTATE AGENTS
Portsmouth Road, Lowford
Bursledon, Hampshire
SO31 8EQ

Email: enquiries@brambles-estateagents.com
brambles-estateagents.com
Bursledon | Warsash | Mayfair



Welcome to this four bedroom family home situated in a quiet cul-de-sac in Warsash, a picturesque area close to the River Hamble recognised as a hot spot for sailing and boating with several marinas and yacht clubs within close proximity. There are plenty of recreational spaces nearby, perfect for walks and outdoor activities. The home benefits from nearby local amenities of Warsash village and is in catchment for highly regarded primary and secondary schools, as well as being well connected to the A27 and M27 providing commutable access to Portsmouth, Southampton and London.

The home has been thoughtfully modernised by the current owners, including a double story extension which adds to the already generous living accommodation on offer here.

Downstairs compromises of three reception rooms plus a designated office. The kitchen includes a breakfast bar and some integrated appliances and in addition, the separate utility room is a convenient space to take care of the daily essentials whilst keeping the home clutter free.

Upstairs, the bedroom sizes have been extended to create four generous rooms to accommodate the whole family, all of which benefit from built in storage plus an ensuite to the master. Along with the ensuite, the family bathroom has also been modernised to a high standard, featuring Mira digital shower controls.

To the front, you can appreciate a garden laid to lawn and a block paved driveway provides off-road parking for two to three cars. The south-facing back garden is a wonderfully private and quiet space that is mainly laid to lawn and features a full width patio, the ideal spot for summer BBQs.



Outside

Quiet cul-de-sac location. Block paved driveway with space for two to three cars. Front garden laid to lawn. Single garage. Sheltered porch canopy above the front door.

Entrance Hall (12' 10" x 6' 7") or (3.92m x 2.01m)

UPVC double glazed front door. Laminate flooring. Skirting boards. Radiator with independent thermostat.. Carpeted stair case with wooden hand rails rising to first floor. Doorways leading to WC, living room, office and kitchen.

W.C (6' 3" x 3' 7") or (1.90m x 1.09m)

Wooden panel door with chrome fittings. UPVC double glazed window to front aspect. Tiled flooring. Skirting boards. Low level WC with cistern. Radiator with independent thermostat. White hand wash basin with chrome mixer tap, vanity unit below.

Office (6' 2" x 7' 9") or (1.89m x 2.35m)

Wooden panel door with chrome fittings. UPVC double glazed window to side aspect. Laminate flooring. Skirting boards. Radiator with independent thermostat. Inset spots.

Living Room (14' 8" x 15' 10") or (4.47m x 4.83m)

Wooden panel door with chrome fittings. UPVC double glazed window to front aspect. Laminate flooring. Skirting boards. Gas feature fireplace. Radiator with independent thermostat. Under stairs storage cupboard.

Kitchen (14' 8" x 9' 5") or (4.48m x 2.88m)

Accessed via hallway, or through dining room via living room. UPVC double glazed window to back garden. Tiled flooring. Deep moulded skirting. Matching wall and base units. Ample work surfaces. Tiled surrounds. Integrated Bosch electric oven and four point electric hob with stainless steel extractor hood above. Stainless steel sink and drainer with chrome mixer tap. Breakfast bar. Space for fridge freezer. Wall unit housing the boiler. Doorways leading to dining room, utility room and snug.

Utility Room (6' 11" x 7' 9") or (2.12m x 2.35m)

Wooden panel door with single glazing and chrome fittings. UPVC double glazed external door leading to side access. UPVC double glazed window to side access. Radiator with independent thermostat. Range of matching wall and base units. Worksurfaces. Stainless steel sink with drainer and chrome mixer tap. Space and plumbing for washing machine.

Dining Room (9' 5" x 10' 8") or (2.88m x 3.26m)

Accessed from living room and kitchen. UPVC double glazed door leading out to back garden with glazed panel to side of door. Laminate flooring. Skirting boards. Radiator with independent thermostat.

Snug (9' 11" x 7' 9") or (3.02m x 2.35m)

Wooden panel door with chrome fittings. UPVC double glazed French doors lead out to back garden. UPVC double glazed window to back garden. Laminate flooring. Skirting boards. Radiator with independent thermostat.



Landing (6' 8" x 15' 9") or (2.02m x 4.81m)

Carpet. Skirting boards. Doorways leading to all rooms on first floor. Hatch to partially boarded loft with pull ladder and lighting. Radiator with independent thermostat. Airing cupboard housing the water tank. Additional fitted storage cupboards.

Master Bedroom (9' 8" x 12' 2") or (2.95m x 3.71m)

Wooden panel door with chrome fittings. UPVC double glazed window to back garden. Radiator with independent thermostat. Carpet. Skirting boards. Opening leads to dressing area.

Dressing Room (3' 3" x 7' 9") or (1.00m x 2.37m)

Carpet. Skirting boards. Mirrored wardrobes. Doorway leading to ensuite.

En Suite (5' 3" x 7' 9") or (1.6m x 2.37m)

Wooden panel door with chrome fittings. UPVC double glazed window to back garden. Tiled walls. Tiled floor. Glass shower cubicle with chrome rainfall effect shower and Mira digital shower controls. Low level WC with concealed cistern. White hand wash basin with chrome mixer taps and vanity unit below. Electric shaving point. Inset spots. Extractor fan. Chrome ladder style heated towel rail.

Bedroom Two (12' 2" x 19' 5") or (3.72m x 5.91m)

Wooden panel door with chrome fittings. Two UPVC double glazed windows to front. Two radiators with independent thermostats. Carpet. Skirting boards. Mirrored sliding doors provide access to fitted wardrobe. Fitted desk and shelving.

Bedroom Three (10' 6" x 10' 5") or (3.20m x 3.17m)

Wooden panel door with chrome fittings. UPVC double glazed window to back garden. Carpet. Skirting boards. Radiator with independent thermostat. Mirrored sliding door provide access to fitted wardrobe.

Bedroom Four (10' 0" x 7' 7") or (3.05m x 2.30m)

Wooden panel door with chrome fittings. UPVC double glazed window to front aspect. Radiator with independent thermostat. Carpet. Skirting boards. Opening to storage area with shelving and scope for hanging space.

Bathroom (6' 8" x 7' 9") or (2.03m x 2.37m)

Wooden panel door with chrome fittings. UPVC double glazed opaque window to side. Tiled walls. Tiled flooring. Inset spots. White panel bath with chrome shower above and Mira digital shower controls. Low level WC. White hand wash basin with chrome mixer taps and vanity unit below. Chrome ladder style heated towel rail. Extractor fan.

Garden

South facing. Mainly laid to lawn. Large patio area extending full width of house. Fenced either side with mature hedge rows to rear of garden add privacy. Wooden lean-to and wooden shed. Paved side access leading to wooden gate out to front.

Garage (7' 11" x 7' 9") or (2.42m x 2.35m)

Single garage, partially converted to office. Now used as storage. Up and over door.

Other

Fareham Borough Council Tax Band E £2521.93 2024/25 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.