



Abington Burnetts Lane, Horton Heath - SO50 7DG

In Excess of £550,000

WHITE & GUARD

Abington Burnetts Lane

Horton Heath, Eastleigh

INTRODUCTION

Set within a generous size plot, this deceptively spacious yet thoughtfully designed detached bungalow comes with the additional benefits of two separate driveways, a double garage and also can be offered with no forward chain. The property has a lovely light and airy feel with accommodation briefly comprising of a large sitting/dining room, kitchen/breakfast room, three good size bedrooms, including a 20ft master bedroom that is ensuite and family bathroom. The property is situated towards the end of a private driveway just off of Burnetts Lane and due to both the space on offer and the property super location, an early viewing is certainly a must.

LOCATION

The property is set along Burnetts Lane where you turn left into St. Andrews Park, whereby the property can be found towards the end of the cul-de-sac on the right-hand side. The property further benefits from being within catchment for Fair Oak Primary School and Wyvern College, which has academy status and caters for 11-16 year-olds. Hedge End and its retail park which includes M&S and Sainsburys are close by and Eastleigh and its thriving town centre and train station are only minutes away, as is Southampton Airport and all main motorway access routes.

- EASTLEIGH COUNCIL BAND F
- EPC RATING C FREEHOLD
- NO FORWARD CHAIN
- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- LARGE SITTING / DINING ROOM
- 20 FT MASTER BEDROOM
- ENSUITE AND FAMILY BATHROOM
- DOUBLE GARAGE & DRIVEWAY
- GOOD SIZE REAR GARDEN





INSIDE

The property is approached via a pathway leading to a covered entrance porch from which a double glazed front door then leads directly through to a spacious, inviting entrance hall. The hall has benefitted with stylish medium Oak effect flooring with a double width cupboard to one that provides useful storage space. The sitting room, which is a lovely bright room, has a windows to both the front and overlooking the rear garden as well as a set of French doors that also need through to the garden. The main focal point of the room then being the open brick replace to one wall. The heart of the property in some ways then has to be the well proportioned kitchen/breakfast room that is fitted with a matching range of wall and base units, has a built in Bosch electric oven, with separate grill oven above along with further appliance space. The room then has a breakfast bar at one end of the room, complimentary tiling and spotlights, with a window and door leading out into the rear garden. The property also benefits from a large utility room that has a window to the front, fitted wall and base units, a single bowel sink and various appliance space, with a cupboard to the side that houses the gas central heating boiler.

The master bedroom, which is a beautiful 20ft room has a window overlooking the front garden as well as a set of double glazed doors that lead out onto the rear garden A door from one side of the room then leads through to a modern ensuite that is fitted with a double width shower, wash hand basin set into a vanity unit with cupboards below and matching WC. Bedroom's two and three, both well proportioned rooms then overlook the rear garden.



OUTSIDE

To the front of the property there is a part walled driveway that provides ample parking with a sizable frontage that is mainly lawed with mature tree and shrubs marking its boundaries. The rear garden is also mainly lawned, with two sheds to one side with a pathway leading to the double garage with further parking to the front.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Superfast Fibre Broadband 50-78 Mbps download speed 14-20 Mbps upload speed. This is based on information provided by Openreach.

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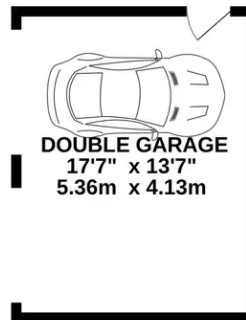
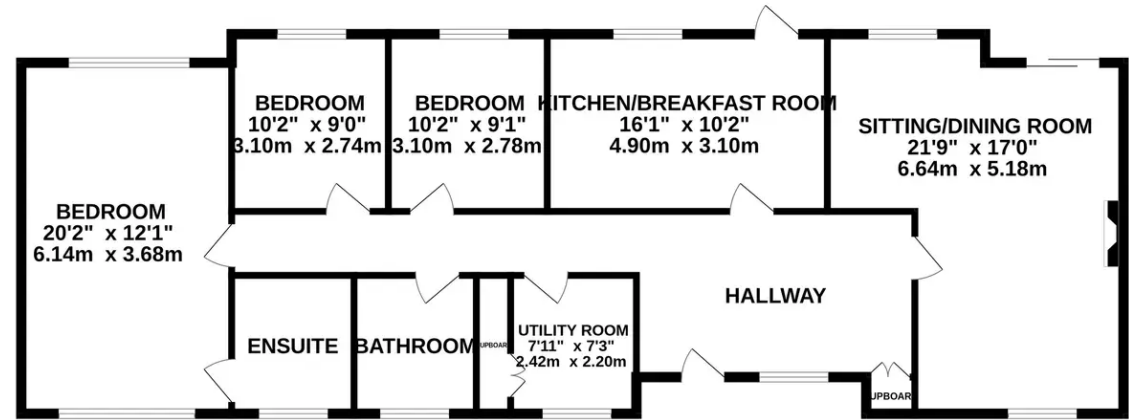
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Disclaimer

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GROUND FLOOR



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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