



Redcroft Lane | Bursledon | SO31 8GS

Asking Price £679,995



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W&W are pleased to offer for sale this five bedroom detached family home sat on an enviable plot. The property boasts five double bedrooms, lounge, dining room, study, kitchen/breakfast room, utility room, downstairs cloakroom, conservatory, modern family bathroom & modern en-suite bathroom. The property also benefits from a rear enclosed landscaped garden, integral double garage, front garden laid to lawn & ample driveway parking.

Redcroft Lane is popular with those seeking easy access to Swanwick Marina & the River Hamble. Local riverside restaurants are within easy walking distance. Bursledon train station is close by along with excellent transport links accessible within minutes including A27 & M27. The shops & amenities of Lowford are within 1/4 mile & Sarisbury Green within 1 mile. The property is also within a 6 minute walk to Bursledon infant & junior school. Also within a 6 minute walk you can find the Bursledon recreation play ground and local playing field.







## Five Bedroom Detached Family Home

Accommodation Approaching 2400 Sq. Ft

'18'9ft Lounge With Twin Windows To The Front & Centrepiece Fireplace With Inset Gas Fire

Kitchen/Breakfast Room Boasting Granite Worktops & High Gloss Units

Built In Appliances Include Fridge/Freezer, Dishwasher & Space For ' Rangestyle' Cooker

Utility Room Providing Additional Storage Space & Plumbing For Washing Machine/Tumble Dryer

Dining Room With Patio Doors Opening Into The Conservatory

Study With Window To The Front

Downstairs Cloakroom Comprising Two Piece Suite

Glass Roof Conservatory With Double Doors Out Into The Rear Garden



Tenure: Freehold

EPC Rating: D

Council Tax Band: G



Impressively Sized '18'ft' Master Suite With Built In Double Wardrobes & En-Suite

Modern En-Suite Bathroom Comprising Four Piece White Suite & Attractive Tiling

Four Additional Bedrooms All Benefitting From Built In Wardrobes

Modern Family Bathroom Comprising Four Piece White Suite & Attractive Tiling

Rear Enclosed Landscaped Garden With Newly Fitted Decking, Lawn Area, Shingled Areas With Mature Shrubbery/Mature Trees



Integral Double Garage With Power & Lighting

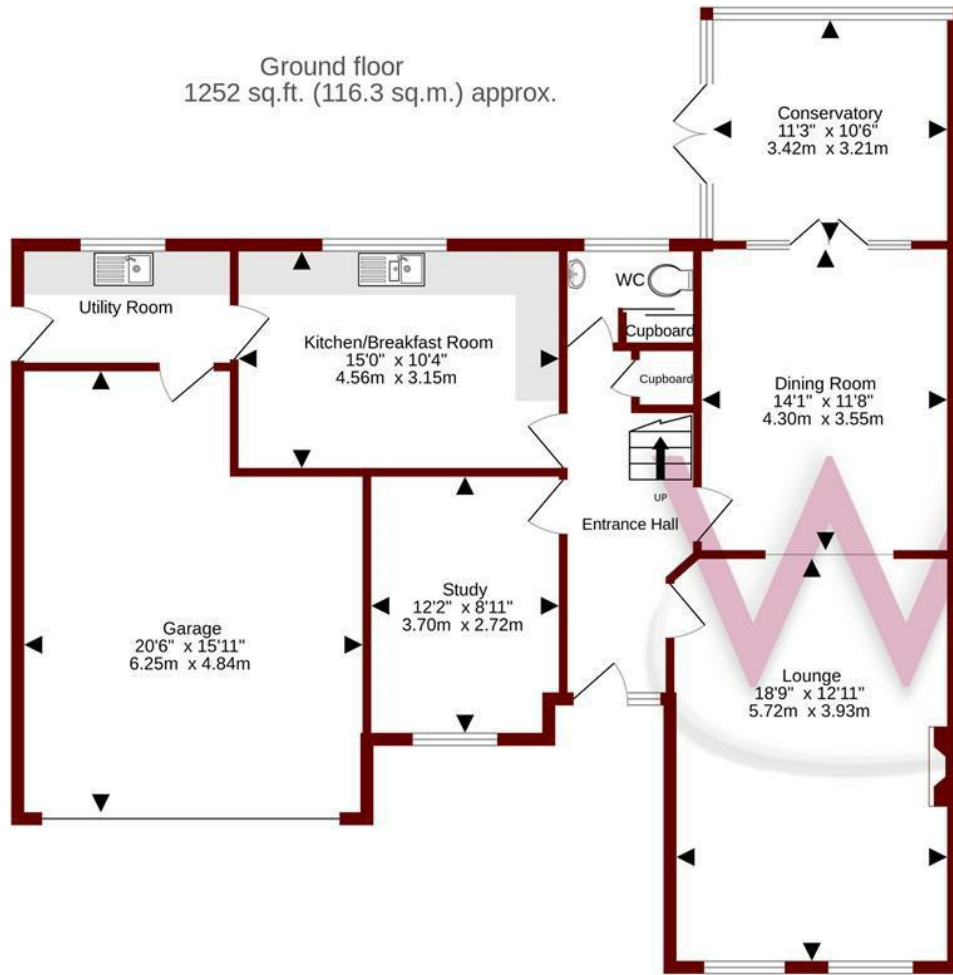
Front Garden Laid To Lawn

Driveway Parking For Multiple Vehicles

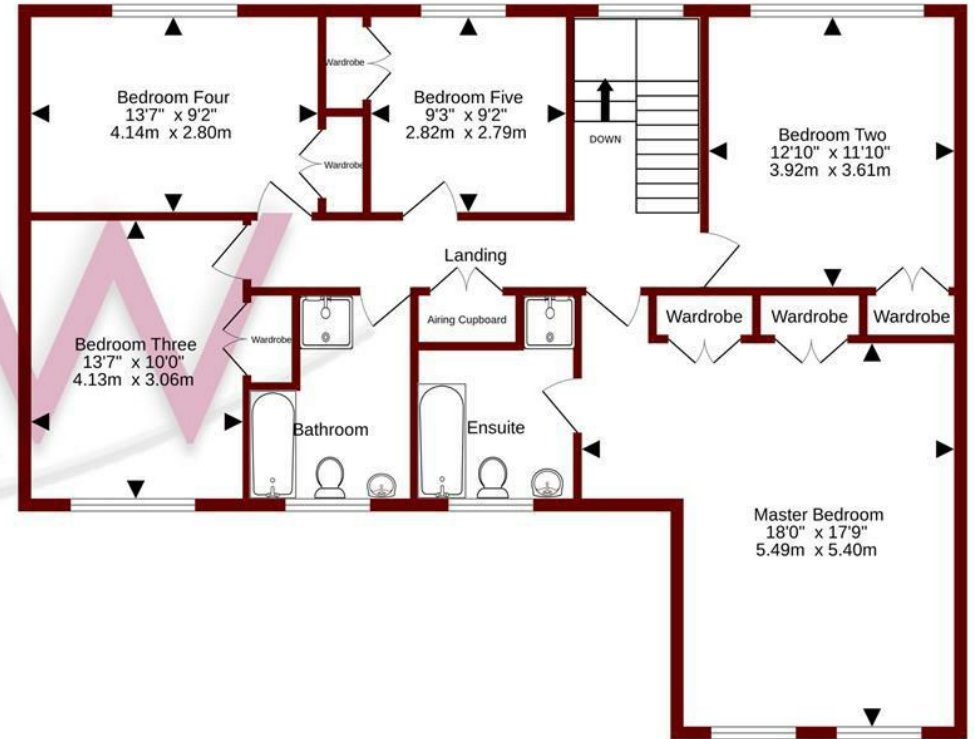
AGENTS NOTE - The Vendor has made us aware that there was subsidence to the conservatory and underpinning work was carried out to rectify this issue. The House was not affected



Ground floor  
1252 sq.ft. (116.3 sq.m.) approx.



1st floor  
1090 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA : 2342 sq.ft. (217.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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