



17 Westbourne Drive, Burridge, Southampton, SO31 1ZJ

Asking Price £625,000



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** Available with part exchange, flooring throughout and full stamp duty paid worth £21,250** W&W are delighted to offer for sale this brand new Cala Homes 'Laburnum' designed three bedroom detached family home. The property boasts three bedrooms, lounge, impressively sized open plan kitchen/dining/family room, utility room, downstairs cloakroom, modern main bathroom & two en-suites. The property will also benefit from a landscaped garden, single garage and driveway parking for two cars.

The Willows is an exclusive collection of 3, 4 & 5 bedroom detached homes in the established and welcoming village of Burridge. Nestled in a rural enclave close to the flowing waters of the River Hamble, yet with the M27 just minutes away for Southampton and Portsmouth, in Burridge you'll truly enjoy the best of both worlds. And with the desirable village of Warsash located just 4 miles away, you'll never have to travel far to enjoy all that an idyllic rural lifestyle offers. Together with plentiful amenities and a good range of schools





Brand new Cala Homes 'Laburnum' designed three bedroom detached family home

Sitting room

Impressive open plan kitchen/dining/family room

Quartz kitchen worktops with matching upstands

Bifold doors from the kitchen/dining room opening out onto the garden

Fully integrated kitchen with Bosch appliances

Utility room from the kitchen

Downstairs cloakroom

Amtico flooring and carpet throughout

All-inclusive specification throughout

Main bedroom boasting fitted wardrobes and modern en-suite shower room

Guest bedroom also benefitting from built in wardrobes & modern en-suite

Modern main bathroom

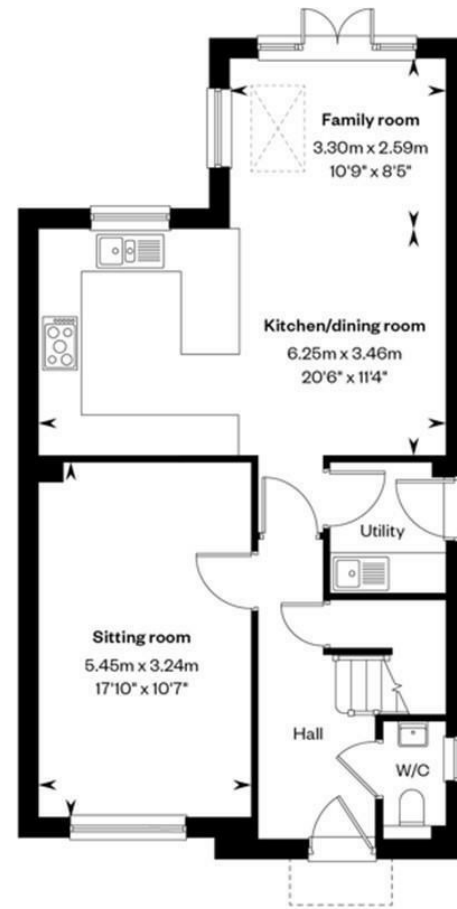
Fully finished large garden with patio and lawn

Electric car charging point & Air source heat pumps

Single garage and driveway parking for two cars

Estate management charge approx. £459.55 PA

CGI Stock images used



Ground floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Council Tax Band - New Build - £ Per Annum

Tenure - Freehold

Current EPC Rating -

Potential EPC Rating -

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