



33 Cleverley Rise, Bursledon, SO31 8LL

Guide Price £485,000



Cleverley Rise |
Bursledon | SO31 8LL
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W&W are delighted to offer for sale this beautifully presented & extended three bedroom detached family home situated in a sought after location. The property boasts three bedrooms, lounge, 22'ft kitchen/dining/family room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage & driveway parking.

Cleverley Rise is situated in the sought after 'Hamble View' development, popular with those seeking easy access to Swanwick Marina & the River Hamble. Local riverside restaurants are within easy walking distance as is Bursledon train station with other excellent transport links accessible within minutes including A27 & M27. The shops & amenities of Sarisbury Green & Lowford are all less than a mile away.





Beautifully presented & extended three bedroom detached family home

Situated in a sought after location

Welcoming entrance hall enjoying attractive tiled flooring flowing into the kitchen/dining/family room & downstairs cloakroom

Impressively sized 22'ft kitchen/dining/family room with bi-folding doors opening out onto the rear garden & skylight lantern roof

Modern kitchen incorporating attractive marble effect worktops, high gloss cabinets & large central island

Integrated appliances include oven, five ring gas hob, microwave, fridge/freezer, wine fridge, dishwasher & washing machine

Lounge with walk in bay window enjoying made to measure shutters to remain & attractive wood effect flooring

Downstairs cloakroom

Main bedroom benefitting from two built in double wardrobes, made to measure shutters to remain & en-suite

Modern en-suite shower room comprising three piece white suite with feature large double shower cubicle tray & attractive wall tiling

Two additional bedrooms

Modern main bathroom comprising three piece white suite & attractive wall tiling

Landscaped garden enjoying composite decked sun terrace, area laid to lawn with display flowers/shrubbery & shed to remain

Garage with power & lighting

Driveway parking for multiple vehicles

Solar panels to the property

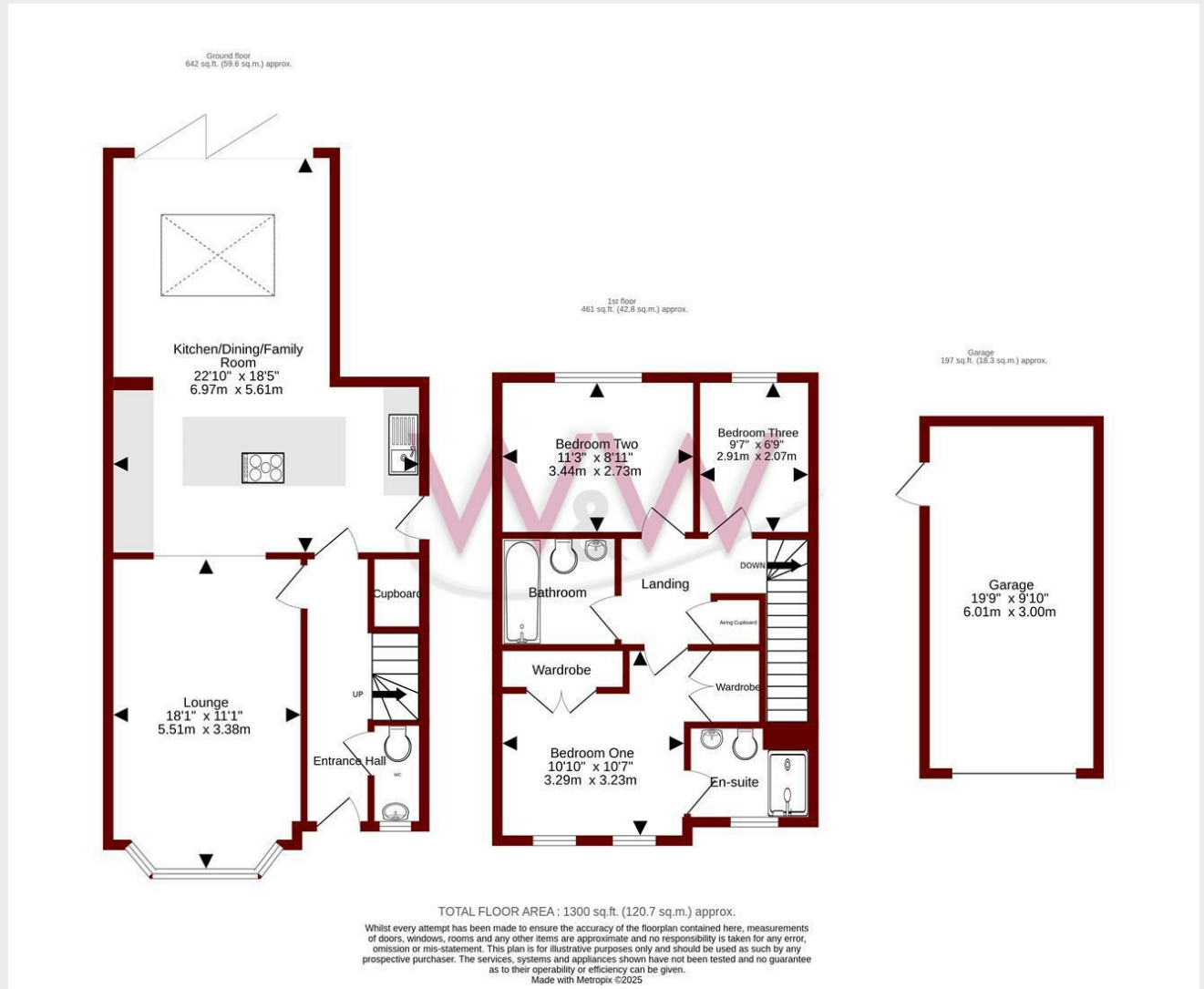
Estate management charge approx. £320 PA

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	89
(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 - D - £2500 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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