



Alvern Dodwell Lane, Bursledon, Southampton, SO31 1AR

Asking Price £575,000



Dodwell Lane | Bursledon
Southampton | SO31 1AR
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W&W are delighted to offer for sale this extremely well presented four bedroom detached family home situated within the highly sought after area of Bursledon. Internally, the property boasts a large reception entrance hallway, four bedrooms, lounge, dining/family room, conservatory, utility room, downstairs cloakroom, main bathroom & modern en-suite shower room. The property also enjoys a rear landscaped garden, garage & shingled driveway providing parking for multiple vehicles.

Dodwell Lane is 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.





Extremely well presented four bedroom detached family home

Built by the current owners in the early 1980's

Reception hallway enjoying attractive wood effect laminate flooring & built in understairs storage cupboard

Dining/family room with centrepiece fireplace and window to the front

Spacious lounge with centrepiece log burner and open access into the conservatory

Conservatory with insulated roof & double doors opening out to the rear garden

Kitchen enjoying attractive wood effect worktops, integrated oven/hob & space for additional appliances

Spacious utility room providing additional space for appliances, built in storage cupboard & further storage

Downstairs cloakroom

Galleried landing with window to the front

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Three additional bedrooms with two benefitting from built in storage

Main bathroom comprising three piece white suite

Landscaped rear garden majority laid to lawn with display flower/shrubbery, decked sun terrace perfect for alfresco dining & shed to remain

Garage enjoying power, lighting & electric remote controlled door

Shingled driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

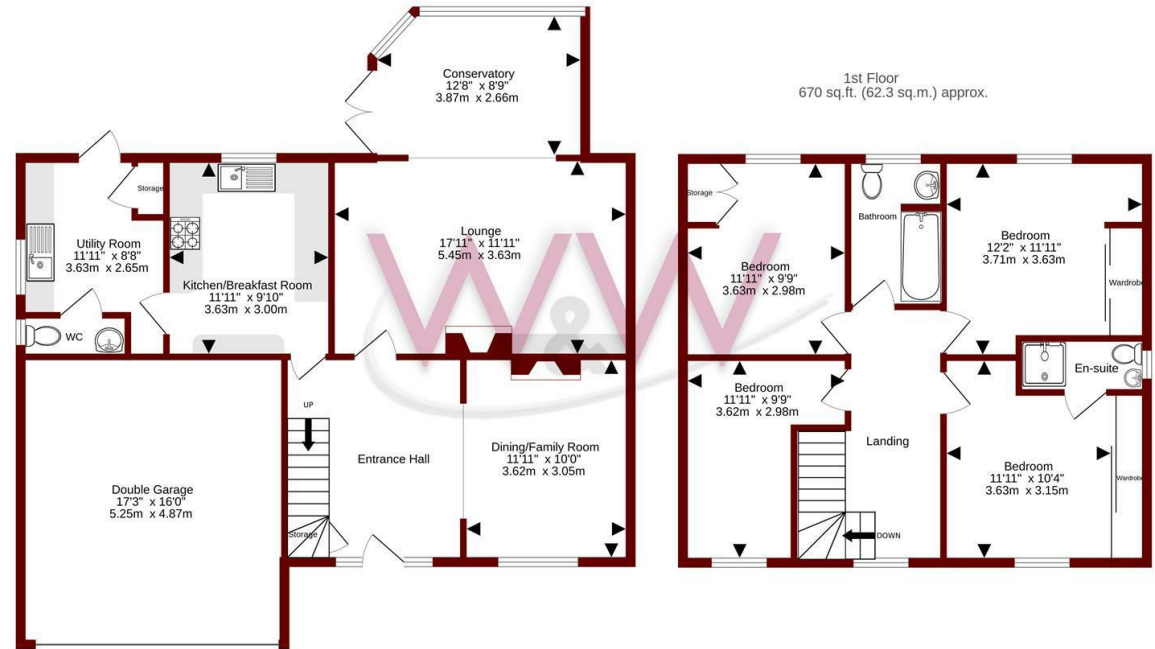
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Utility Warehouse

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

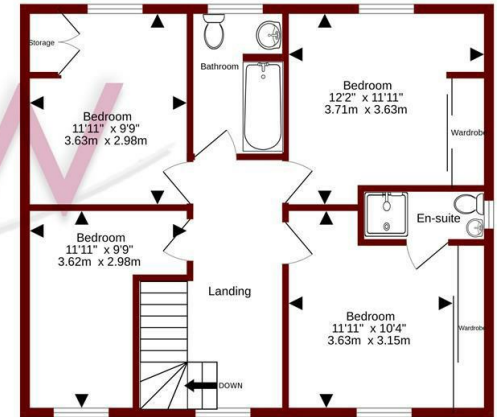
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
1057 sq.ft. (98.2 sq.m.) approx.



1st Floor
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1727 sq.ft. (160.4 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	76
EU Directive 2002/91/EC		

Council Tax Band - F

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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