



Guide Price £580,000

Freehold

47 Cleverley Rise, Bursledon

Southampton, SO31 8LL



Quick View



4 Bedrooms



Garage



3 Living Room



2 Bathroom



Detached House



EPC Rating B



Driveway Parking



Council Tax Band E

Reasons to View

- What a lovely position, situated at the edge of a green area with woodland to the rear this is such a private plot.
- Four good sized bedrooms offer plenty of space for all the family, whilst the master enjoys its own ensuite shower room.
- Wow what a fantastic kitchen! Refitted with stylish navy units and contrasting quartz worktops extending into a huge breakfast bar will make family meals a sociable affair.
- Enjoy a meal out and your favourite tippie at one of the local bistros or pubs located around the Swanwick Marina & River Hamble
- A ground floor study offers a great space to work from home, a games room or toy room perhaps.
- The landscaped garden here is a private haven, with areas of paving, decking, lawn and a bar area you can enjoy a wonderful staycation every weekend.

Description

We love the position of this 2017 built Bovis home, adjacent to a fenced green area and with woodland behind it is a lovely private plot. There is space for three cars in line on the driveway which leads to the detached garage which is equipped with power and lighting with a personnel door into the garden.

A low picket fence around the front garden gives curb appeal and a path and steps lead up to the front door. Entering the hallway you will find stairs to the first floor with handy storage under and oak doors to all rooms, practical tiled flooring extends through the hall, cloakroom and into the kitchen. The study at the front of the house is a great space for those who need to work from home nowadays. The large cloakroom is also a useful utility area with fitted cupboards for storage and integrated washing machine. Spanning the width of the house the kitchen/dining/family room really gives the wow factor to this home, it has been refitted and is well equipped with a 7 burner Stoves range oven, integrated dishwasher as well as under counter fridge and freezer. In addition to the appliances there is lots of clever storage with corner carousel, pan drawers and waste/recycling bins. Double doors open out to the patio area and internal glazed double doors lead into the comfortable sitting room which has a large walk-in bay to the front and an additional window to the side allowing plenty of natural light in.

Upstairs you will find four good sized bedrooms and the family bathroom which offers a double ended bath with a separate shower over catering for all age ranges. The master bedroom has its own en-suite with double cubicle shower and the bedroom also offers a built-in wardrobe plus a lovely bay window to the front. This is the perfect space to retreat to at the end of the day.

The rear garden is very secluded with pergola covered patio leading to a lawn with wood sleeper edged borders. Behind the garage there is a decking area and garden shed and at the end of the garden is a super bar area with artificial lawn. There is a personnel door into the side of the garage and a pedestrian gate on to the driveway.

This is a very convenient location to live, it's a short walk to Swanwick Marina plus numerous pubs and eateries including the Jolly Sailor of Howard's Way fame. If you fancy an adventure further afield Bursledon train station is just a half mile walk away, according to Google.

There is an estate charge to pay to Gateway Property Management Ltd on behalf of Hamble View (Bursledon) Management Co Ltd, which the vendor has advised is approximately £250.00 per annum.

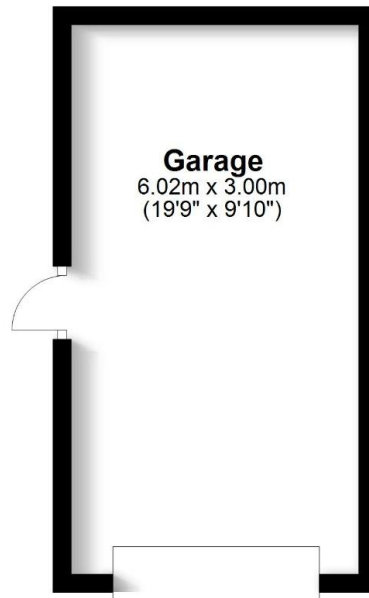
Other Information

There is an estate charge to pay to Gateway Property Management Ltd on behalf of Hamble View (Bursledon) Management Co Ltd, which the vendor has advised is approximately £250.00 per annum.

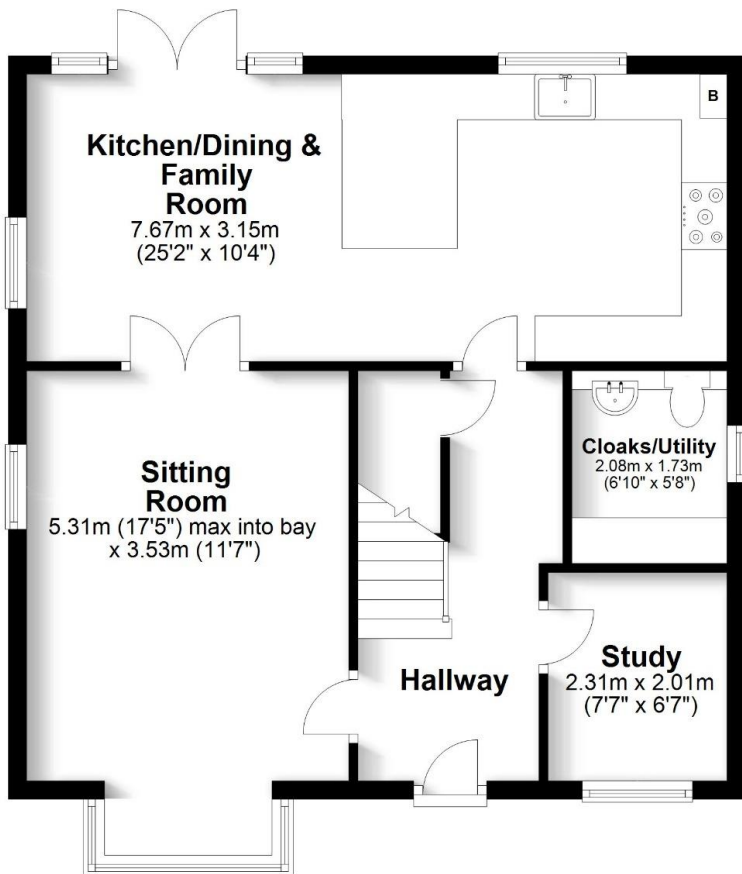
Directions

<https://what3words.com/rigid.boats.ants>

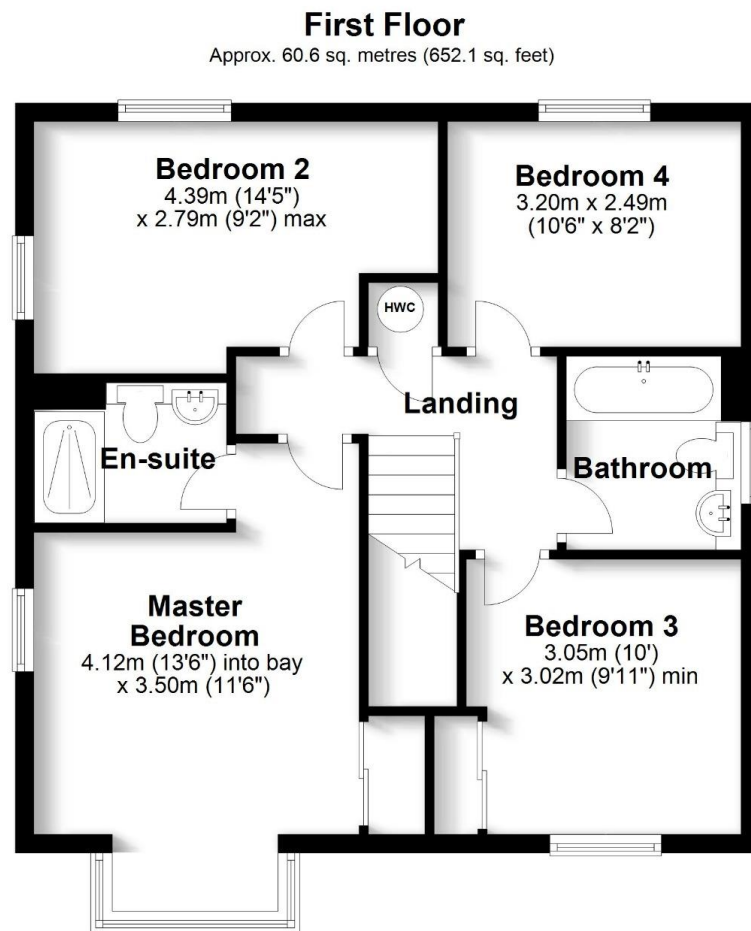
Cleverley Rise, Southampton



Ground Floor
Approx. 60.3 sq. metres (649.5 sq. feet)



Total area: approx. 120.9 sq. metres (1301.6 sq. feet)



First Floor
Approx. 60.6 sq. metres (652.1 sq. feet)

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