



38 Redcroft Lane, Bursledon, SO31 8GS

£600,000

WHITE & GUARD

38 Redcroft Lane

Bursledon, Southampton

INTRODUCTION

Set at the end of a shared driveway and situated on a good size plot, this generous four bedroom, detached family home offers attractive side and rear gardens, a detached double garage and ample off road parking.

The well-presented accommodation briefly comprises a spacious lounge, separate dining room, modern fitted kitchen, utility and cloakroom. On the first floor there are four double bedrooms, with an en-suite shower room to the master, and a modern family bathroom.

LOCATION

The property is situated in a popular area of Bursledon and benefits from being conveniently close to local shops, schools and amenities including the M27 motorway links. The pretty village of Hamble is also only minutes away with its marina and waterfront, wide range of pubs and restaurants, as well as a variety of lovely walks.

DIRECTIONS

Upon entering Redcroft Lane from Portsmouth Road, take the first turning on the left into a shared driveway, where the property can be found at the very end.

- TENURE - FREEHOLD
- EPC GRADE C
- EASTLEIGH BOROUGH COUNCIL BAND G





INSIDE

The front door opens into the porch which in turn leads through to the welcoming entrance hall, which has stairs leading to the first floor, two storage cupboards and doors through to the lounge, kitchen, utility and cloakroom. The generous lounge has a window to the front, a feature fireplace to one wall and double doors leading through to the dining room, which has patio doors opening out to the rear garden. The modern kitchen has a window and door to the rear and has been fitted with a matching range of wall and base units. There is a Range Style cooker with extractor over and space for a fridge/freezer and dishwasher. The adjacent utility room has a window to the side and fitted units with space for further appliances.

On the first floor, the good size master bedroom has a window to the front, a range of fitted wardrobes and storage along one wall and a modern en-suite comprising a shower cubicle, twin wash hand basins, WC and a window to the side. Bedrooms two and three both overlook the rear garden, with the third bedroom benefitting from a built-in wardrobe, whilst the fourth bedroom has a window to the front aspect. The spacious bathroom has a shaped bath with shower over, wash hand basin, WC and a window to the side.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking and a detached double garage to the side which has power, light and a window and door to the side. There are lawned gardens wrapping round to the side with tree and hedge borders, as well as a 'secret' garden located behind the garage. Gated side access leads round to the attractive rear garden which has a paved patio, leaving the rest of the garden mainly laid to lawn with a variety of planted borders. A pathway leads down to the end of the garden where there is a shingled seating area to one corner.



SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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13 St Johns Centre, Hedge End,
Southampton, Hampshire, SO30 4QU

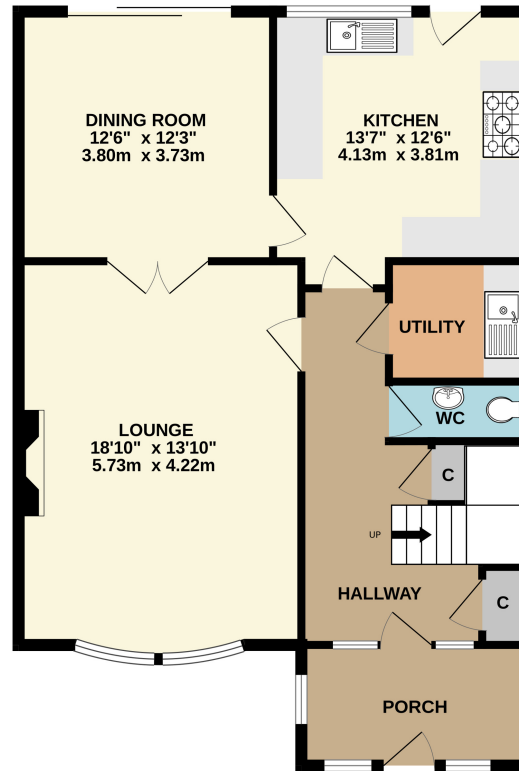
E: hedgeend@whiteandguard.com

W: whiteandguard.com

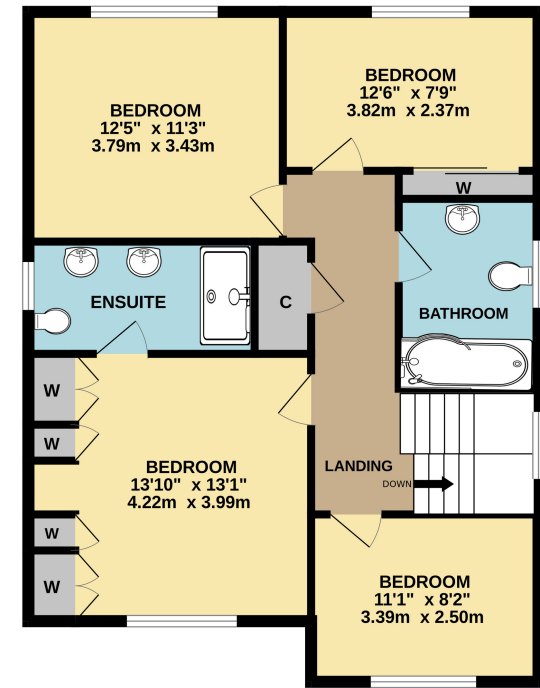
Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

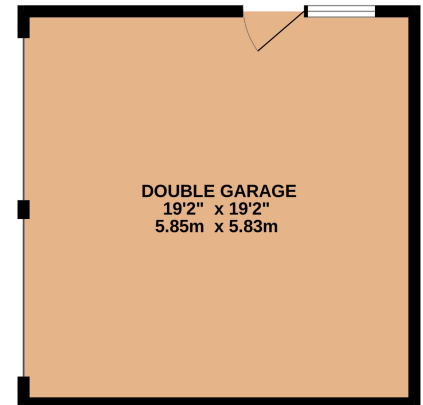
GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



GARAGE
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1985 sq.ft. (184.4 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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