



7 Darlee Gate, Green Lane, Bursledon, SO31 8ED

Offers in excess of £600,000

WHITE & GUARD

# 7 Darlee Gate, Green Lane

Bursledon, Southampton

## INTRODUCTION

This beautifully presented, four bedroom detached family home is situated in a private, gated development of just 7 houses, and benefits from driveway parking for three cars, a garage and an attractive, landscaped rear garden.

The generous accommodation comprises a spacious, 22ft living room, modern kitchen/breakfast room, utility, separate dining room, cloakroom and a double bedroom with en-suite on the ground floor. On the first floor there are three further double bedrooms, with an en-suite shower room to the master, and a modern, four-piece family bathroom. Additional benefits include a new Worcester boiler installed in September 2022.

## LOCATION

The property is situated in a popular area of Bursledon and benefits from being close to local shops, schools, pubs and amenities, including the M27 motorway links, the pretty village of Hamble, Swanwick Marina and Royal Victoria Country Park.

## DIRECTIONS

Upon entering Darlee Gate from Green Lane, the property can be found on the left hand side.

- TENURE - FREEHOLD
- EPC ORDERED
- EASTLEIGH BOROUGH COUNCIL BAND F





## INSIDE

The inviting entrance hall has stairs leading to the first floor, a built-in storage cupboard and doors through to all principal rooms. The generous living room has windows to both sides, as well as French doors, with full-length windows either side, opening out to the rear garden. The light and airy kitchen/breakfast room has been fitted with a modern range of shaker style wall and base units with Corian worktops and a boiling water tap. There is a Peninsula breakfast bar and Neff integrated appliances including an oven and combi-oven, five ring gas hob with extractor over, and a dishwasher. There is space for an American style fridge/freezer, windows to the side and rear, and French doors opening onto the patio area. A door at the end of the kitchen leads through to the utility which has further wall and base units, a window to the side and space for a washing machine and tumble dryer.

The dining room has a window to the front aspect, whilst the cloakroom has a window to the side. The double bedroom has a window to the front and a modern en-suite comprising a shower cubicle, wash hand basin and WC. There is a separate ground floor toilet with a wash basin, WC and window to the side.

On the first floor landing there is a large airing cupboard. The good size master bedroom overlooks the rear garden and has fitted wardrobes along one wall. The modern en-suite comprises a corner shower cubicle, wash hand basin, WC and a window to the side. Bedroom two, also has a window to the rear, as well as a skylight and built-in wardrobe, whilst the third double bedroom has a built-in cupboard and a window to the front. The spacious family bathroom comprises a shower cubicle, panel enclosed bath with shower attachment, wash hand basin, WC and a window to the front.

## OUTSIDE

To the left hand side of the property there is a driveway providing off road parking for one car. There is also a single garage and an additional driveway, providing two further parking spaces, located nearby on the right hand side. The beautiful, west facing rear garden has been fully landscaped, offering paved patio areas to the side and rear, as well as decked seating areas to both corners, leaving the rest of the garden mainly laid to lawn with attractive, planted borders.



## ADDITIONAL INFORMATION

The private road, including the electric gates, are owned jointly between all 7 properties and costs are divided equally. New motors and controls to the gates were installed in May 2022.

The current charge is £53.29 per annum (per property), which includes the electric for the gates and yearly servicing (last serviced May 2023).

There is private drainage via a sewerage pump, shared between numbers 6 and 7, which currently costs £123.50 per annum (per property), which includes the yearly service and electric costs (last serviced February 2024).

## BROADBAND

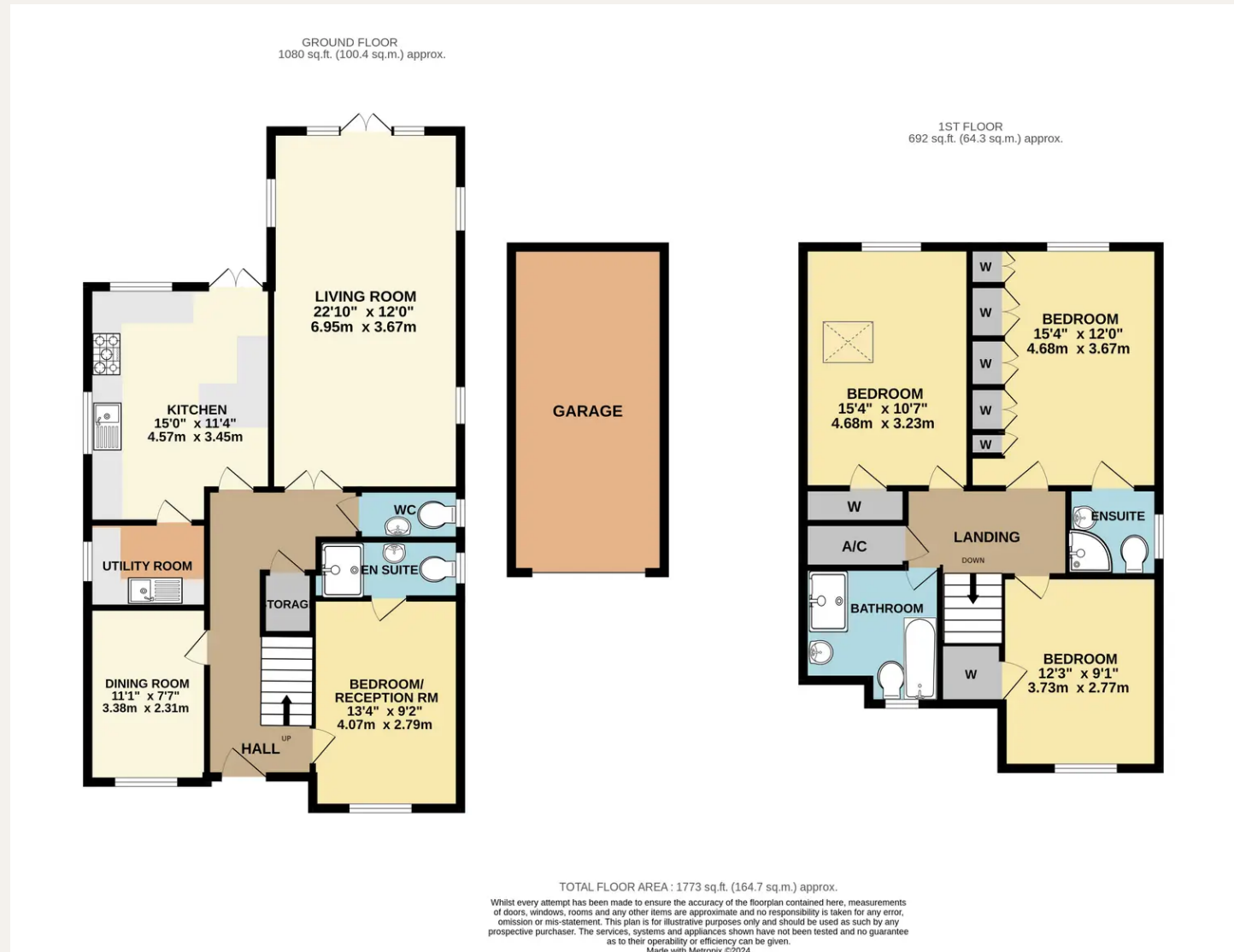
Standard Broadband is available with download speeds of up to 24 Mbps and upload speeds of up to 1 Mbps. Information has been provided by the Openreach website.

## SERVICES

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

## 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.



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