



23 Bowers Drive, Bursledon, SO31 8LZ

£359,950

WHITE & GUARD



# 23 Bowers Drive

Bursledon, Southampton

## INTRODUCTION

Situated in Bursledon, this immaculate semi-detached three-bedroom house offers beautifully presented accommodation throughout and benefits from off road parking for two cars and a detached garage. On the ground floor there is a good size lounge/diner, a modern kitchen/breakfast room and a cloakroom, whilst on the first floor there are three bedrooms and a modern family bathroom. White shutters have been installed throughout.

## LOCATION

The property is situated in the popular area of Bursledon and benefits from being close to the local supermarket and amenities. It is in a convenient position for the M27 motorway access, and also in the catchment for good local schools. Scenic walks are close by, including Manor Farm and Royal Victoria Country Park, as well as the River Hamble and Swanwick Marina.

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







## INSIDE

The front door opens into the hallway, which has doors to all principal ground floor rooms and stairs leading to the first floor. The stairs have built-in cupboards beneath providing additional storage. The kitchen/breakfast room has a window with modern shutters to the front aspect and is fitted with a range of high gloss wall and base units, quartz worktops, and has a built-in double oven, five-ring gas hob with extractor over, and an integrated dishwasher, washing machine and fridge/freezer. The contemporary lounge/diner is positioned to the rear of the property and has French doors fitted with shutters leading into the garden, and Amtico flooring. The fully tiled cloakroom completes the downstairs layout, and is fitted with a WC, pedestal wash hand basin and heated towel rail.

On the first floor, the master bedroom is positioned at the front of the property, with built-in mirrored wardrobes and a modern ensuite shower room with WC, pedestal wash hand basin, heated towel rail, and window to the front aspect. Two further bedrooms are positioned at the rear of the property overlooking the garden, both with built-in wardrobes. The contemporary family bathroom is fully tiled and comprises a bath with shower over and glass screen, pedestal wash hand basin, WC, heated towel rail, and a wall mounted storage cupboard.

## OUTSIDE

The front garden is landscaped and laid to lawn with a low shrub border. The driveway is to the side of the property with off road parking for two cars, a garage with a single up and over door, and gated access to the rear garden, which has contemporary slate borders and is laid to lawn with an extended patio area.



## BROADBAND

Ultrafast Full Fibre Broadband is available with download speeds of 1800 Mbps and upload speeds of 120 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.

T: 01489 779030

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

E: [hedgeend@whiteandguard.com](mailto:hedgeend@whiteandguard.com)

W: [whiteandguard.com](http://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.



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