



1 Hunters Court, Dodwell Lane, Bursledon, SO31 1DL

Offers in excess of £600,000

WHITE & GUARD

1 Hunters Court, Dodwell Lane

Bursledon, Southampton

INTRODUCTION

This well-presented, four bedroom detached family home is offered with no forward chain and briefly comprises a kitchen/dining area, utility room, lounge with double doors to a sperate dining room, cloakroom, study, four bedrooms, with an en-suite shower room to master, family bathroom and large conservatory leading out to the landscaped rear garden. Additional benefits include a detached double garage with ample driveway parking in front and an attractive rear garden.

LOCATION

The property is situated in a quiet cul-de-sac, consisting of just three houses located on the outskirts of Bursledon. It benefits from being close to local shops, schools and amenities including Manor Farm Country Park, Hedge End village centre and the M27 motorway links.

- EASTLEIGH BOROUGH COUNCIL - BAND F
- EPC RATING C
- TENURE - FREEHOLD





INSIDE

Upon entering the property, there is a spacious hallway with stairs leading to the first floor and doors to the kitchen/diner, lounge, separate dining room, cloakroom and study. The dining room has a window to the front aspect and double doors which lead through to the lounge, which has a feature fireplace and French doors leading to the conservatory, offering a light and airy feel. The kitchen/dining area has a range of wall and base units, an integrated oven, hob and fridge/freezer and space for a dishwasher. There is also a useful breakfast bar, space for a dining table and double doors which also lead to the conservatory. From the kitchen is a separate utility room with space for further appliances. The large conservatory is a wonderfully tranquil feature to this home and has ample windows and French doors leading out to the rear garden, perfect for the warmer months. The ground floor is concluded by a cloakroom with wash hand basin and WC and a separate study, perfect for a home office or playroom.

On the first floor there are four well-proportioned bedrooms, with the master benefiting from built-in wardrobes and an ensuite comprising a large shower, wash hand basin, WC and a window to the rear. The family bathroom has a panel enclosed, double ended jacuzzi bath with shower over, wash hand basin, WC and a window to the side aspect.



OUTSIDE

To the front of the property there is a lawned garden and a driveway to the side providing ample off road parking and leading to the detached double garage. There is also visitor parking. There are two patio areas in the rear garden and a decked area. The conservatory has double doors out onto the rear garden plus a side door access to a further decked area to the side of the property which can also be accessed through the hinged panelled fencing to the front of the property. There is side access between the garden and the front of the property and access to the garage from the garden. Behind the garage there is a garden shed.

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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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.

