



2 St. Leonards View Dodwell Lane, Bursledon, SO31 1AQ

£450,000

WHITE & GUARD

2 St. Leonards View Dodwell Lane

Bursledon, Southampton

INTRODUCTION

Situated on a corner plot in a small, private cul-de-sac, this three bedroom, detached family home briefly comprises a spacious lounge, modern kitchen/diner and cloakroom on the ground floor. On the first floor there are three bedrooms, with an en-suite to the master, and a modern family bathroom. Outside there is off road parking and gardens which wrap around to the front, side and rear of the property.

LOCATION

The property is situated in Bursledon and benefits from being close to local shops, schools and amenities, including Swanwick Marina offering a range of restaurants and bars. The M27 motorway way links and River Hamble Country Park are also easily accessible.

Upon entering Dodwell Lane from the A27, turn immediately right into St. Leonards View where the property can be found on the right hand side.

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





INSIDE

A pathway leads up to the front door which opens into the entrance hall, where there are stairs leading to the first floor and doors through to all ground floor rooms, including the cloakroom. The modern kitchen/diner has a window to the front, a bay window to the side overlooking the garden and has been fitted with a matching range of wall and base units. There is a built-in oven with gas hob and extractor over, an integrated fridge/freezer and slimline dishwasher, as well as space for a washing machine. The generous lounge is a well-proportioned room with two windows to the side aspect and French doors, with full-length windows either side, opening out to the rear garden and patio area.

On the first floor the master bedroom is a dual aspect room with a window to the front and a bay window to the side. There are two fitted wardrobes with sliding doors leading through to the en-suite which comprises a shower cubicle, wash hand basin, WC and a window to the side. Bedrooms two and three both have windows to the rear, with the third bedroom benefitting from a built-in wardrobe, whilst the family bathroom has a panel enclosed bath with shower attachment, wash hand basin, WC and windows to the front and side.

OUTSIDE

Adjacent to the front door there is gated side access leading through to a paved patio area which has a hot tub (negotiable) and pergola over with privacy screen. The garden wraps around to the side where there are sections of lawn and a block paved driveway, accessed via a set of double gates. At the end of the garden there is a large storage shed and the garden wraps around to the rear of the property where there is an additional lawned garden with a patio area.

ADDITIONAL INFORMATION

The property is located in an unadopted, private cul-de-sac.



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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