



**Bursledon Road, Southampton SO19 8NH**



**welcome to**

## **Bursledon Road, Southampton**

\* THREE BEDROOM DETACHED BUNGALOW \* MODERN KITCHEN \* SPACIOUS LOUNGE AND ORANGERY \* KITCHEN AND UTILITY ROOM \* REAR GARDENS \* GARAGE AND DRIVEWAY \* EN SUITE WET ROOM AND BATHROOM \* CLOSE TO LOCAL AMENITIES \*

### **Front Garden**

One brick block and one shingle driveway with enough parking for four+ cars, brick block pathway leads from the garage entrance around to the whole of the front of the property.

### **Entrance Hall**

Double glazed door and window to the front aspect, wood laminate flooring, radiator, loft hatch, doors to;

### **Lounge**

19' 1" x 11' 4" ( 5.82m x 3.45m )

Double glazed patio doors to the side aspect, wood flooring, gas fireplace, TV and telephone point, radiator, multiple built in cupboards/storage, door to;

### **Kitchen**

9' 8" x 15' 5" ( 2.95m x 4.70m )

Double glazed sliding doors to the rear aspect and leading to garden one, double glazed window to the side aspect, wall and base cupboard units, work surfaces, bowl and a half sink and drainer, built in 4 ring induction hob, electric oven, cooker fan, plumbing for washing machine and dishwasher, heated towel rail, breakfast bar with room for stools, TV point, splash back tiles, tiled flooring, door to;

### **Orangery**

20' 2" x 13' 2" max ( 6.15m x 4.01m max )

Mainly brick built with glass roof and double glazed windows to the front, side and rear aspect, double glazed French doors to the rear aspect/garden one, double glazed door leading to garden two, TV point, wood flooring and two electric radiators.

### **Utility Room**

Double glazed window to the front aspect, base unit, work surfaces and cupboards, space for fridge/freezer and tumble dryer.

### **Bedroom One**

14' 3" x 11' 6" ( 4.34m x 3.51m )

Double glazed bay window to the front aspect, radiator, carpeted, TV point, double fitted wardrobes, built in fitted drawers, door to;

### **En Suite Wet Room**

Shower with waterfall shower head and separate hand held shower head, wash hand basin, w/c, heated towel rail, extractor fan, wall mounted cupboards and mirror with electric lighting, fully tiled walls and flooring.

### **Bedroom Two**

11' 5" min + wardrobe x 11' 5" ( 3.48m min + wardrobe x 3.48m )

Double glazed bay window to the front aspect, laminate flooring, radiator, fitted wardrobe with sliding mirrored doors. TV point.

### **Bedroom Three/Study**

Double glazed window to the rear aspect, laminate flooring.

### **Bathroom**

Double glazed window to the rear aspect, bath with shower attachment, w/c, wash hand basin, heated towel rail, fully tiled walls and flooring, wall mounted mirror with electric lighting and mirrored storage cupboard.

### **Loft Space**

Boarded with two Velux windows.

### **Rear Garden One**

Enclosed South facing landscaped garden with porcelain tiles and flush-mounted step lights, retractable washing line, side access to garage with wooden fences and bushes surrounding the borders.

### **Garage**

Wooden doors to front, concrete hard standing, lighting.

### **Rear Garden Two**

Landscaped garden with porcelain tiles with French door access from the living room, orangery and driveway with tree lines to neighbouring property.





**We are delighted to be bringing to the market this well-maintained, contemporary but warm and loved home, located in the residential Hightown area. With local amenities and schools nearby, Bursledon Road is ideally located and offers easy access to the M27.**

**Step inside and discover a spacious hallway, with doors leading to all rooms. Bedroom one and two are located to the front of the property, with stunning bay windows and fitted wardrobes. There is a third bedroom which could alternatively be used as a study. There is an en suite wet room to the master bedroom and a further bathroom serving all the rooms.**

**Heading towards to the rear of the property you'll find a spacious living room which leads to the modern kitchen, utility room and orangery.**

**The property is accessed via a private unadopted drive with two other private residences. The front and side of the property has driveways with enough parking for four or more cars. The exterior has recently been painted and there is also a garage and two enclosed rear gardens. Further benefits include a new boiler installed in summer 2024 with a 10 year warranty.**

**A viewing is highly recommended to appreciate this fantastic home!**



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## **Bursledon Road, Southampton**

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen and Utility Room
- En Suite Wet Room and Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£475,000**



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