Claypit Copse | | Bursledon | SO31 1EX

## Fixed Asking Price £550,000

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W&W are delighted to offer for sale this extremely well presented & incredibly spacious five bedroom detached family home offered with no forward chain. Internally, the property boasts over 1600 sq.ft spanning across three floors providing five double bedrooms, lounge, 26'10ft modern kitchen/dining room, utility room, cloakroom, modern bathroom & en-suite shower room to the first floor with a separate shower room to the top floor. Outside, the property benefits from a rear landscaped garden, garage & driveway parking for multiple vehicles.

The property is situated in the popular residential area of Bursledon, close to the River Hamble and surrounding countryside. Claypit Copse is a quiet residential setting, while nearby Bursledon and Hedge End provide a good range of local shops, schools and everyday amenities. The property also benefits from convenient road connections, with easy access to the M27 providing links towards Southampton, Portsmouth and the wider motorway networks.

**ID Checks/ Anti Money Laundering Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person , which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

I'M SORRY
CINNAMON

Extremely well presented & incredibly spacious five double bedroom detached family home

Versatile living accommodation over 1600 sq.ft spanning across three floors

Welcoming entrance hall enjoying built in storage cupboard & attractive tiled flooring flowing into the kitchen/dining room

Dual aspect 19'ft lounge with walk in bay window & double doors opening out to the rear garden

26'10ft Kitchen/dining room with double doors opening out to the rear garden & feature Velux window

Modern kitchen enjoying attractive worktops, attractive cabinets & breakfast bar

Integrated appliances include double oven, hob, fridge/freezer, dishwasher & water filter tap

Utility room providing additional storage & space/plumbing for additional appliances

Downstairs cloakroom

Main bedroom to the first floor benefitting from Juliette balcony & modern en-suite shower room

Two additional double bedrooms with one benefitting from built in wardrobes & modern main bathroom to the first floor

Top floor accommodation comprises of two double bedrooms both being dual aspect, with walk in bay window & modern shower room

All bathrooms comprising three piece white suite & attractive wall/floor tiling

Southerly facing rear garden majority laid to lawn, large paved patio area perfect for alfresco dining & raised flower beds

Garage and driveway parking for multiple vehicles

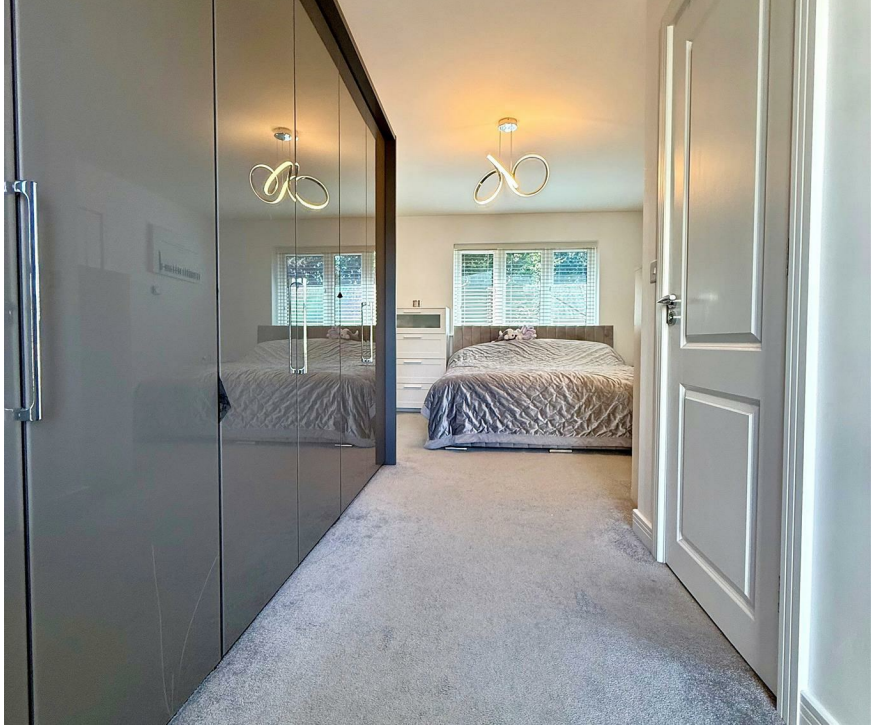
Privately owned solar panels to the property

Estate management charge approx. £308.40 PA

Tenure: Freehold

EPC Rating: B

Council Tax Band: F

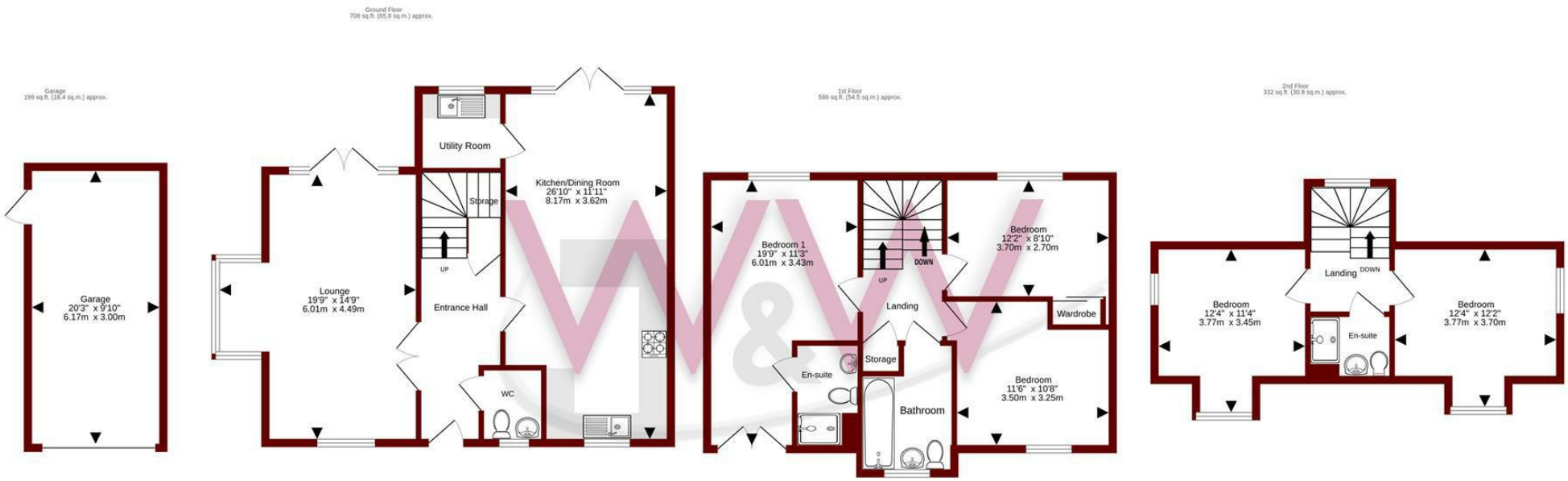


The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - https://checker.ofcom.org.uk/




TOTAL FLOOR AREA : 1825 sq.ft. (169.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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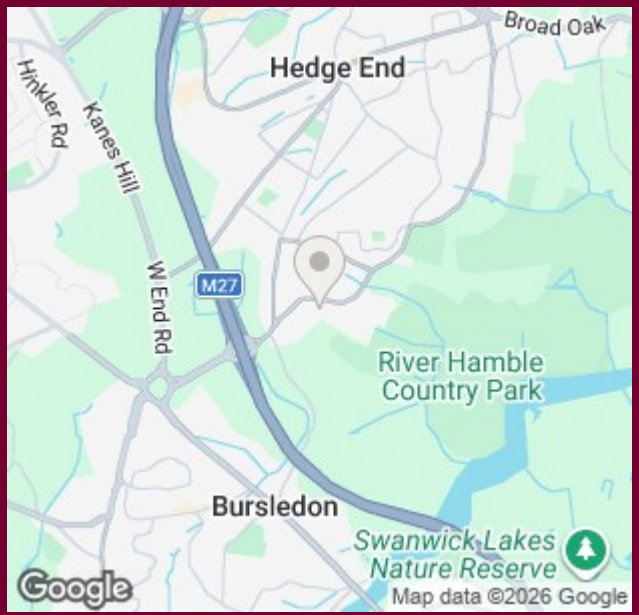

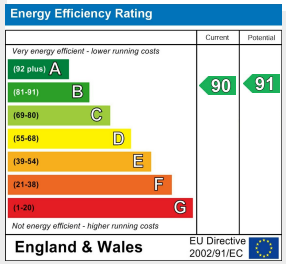


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