



**£284,000**  
Freehold

**14 Sunnyfield Rise, Bursledon**  
Southampton, Hampshire SO31 8FA



## Quick View



2 Bedrooms



No Garage



1 Living Room



1 Bathroom



Semi-Detached House



EPC Rating TBC



Parking



Council Tax Band C

## Reasons to View

- This could be the perfect opportunity to get on the property ladder or downsize with this well-presented semi-detached home with plenty of parking.
- Enjoying a great location for access to the M27, and just over a mile walk to Bursledon Train station, your commute to work is made easier.
- The garden has recently been transformed to create a maintenance free sun trap, so you can enjoy the weekend relaxing, or a BBQ with family and friends.
- If you prefer to enjoy an evening out, both the Fox and Hounds and Miller & Carter are approximately a 15-minute walk if you like to leave the car at home!
- With double glazed windows, and a new central heating system, you'll be toasty and warm in the winter months.
- Hamble Secondary and Bursledon Infant & Juniors are both within catchment, so ideal for a growing family.

## Description

Situated at the bottom of a quiet cul-de-sac, the location is ideal for those who love to be close to the water, or enjoy the great outdoors, as Hamble River and Royal Victoria Country Park are both just a 10-minute drive away. If you need to nip out to Lowford village, it's just a few moments away through a handy walkway at the top of the road – ideal if you run out of milk or want to pick up the daily newspaper.

This tidy two-bedroom home is approached by a small path and has parking directly to the side, and side access to the garden. The front door opens to the hallway which has sleek wood effect flooring that runs through the entire downstairs. The handy downstairs cloakroom has a white suite and a window. A part glazed door opens to the lounge / dining room which has a cupboard under the stairs; being dual aspect this is a bright sunny room and has French doors opening onto the garden. The Kitchen, off the hallway, is another bright space with dual aspect to the front and side. Fitted with a comprehensive range of pretty sage colour wall and base unit's, it's a perfect space to cook up a storm! A slim line dishwasher, electric oven, gas hob and extractor are fitted and there is space and plumbing for a washing machine and standing fridge freezer.

The upstairs landing has an airing cupboard and access to the loft which is boarded and has a ladder. The two double bedrooms, one having a built-in wardrobe share the family bathroom which has been refitted with a white suit and has a separate shower over the bath, it also benefits from floor to ceiling tiling and a window to the side.

Outside, the West facing low maintenance garden has recently undergone improvement making it the perfect space to enjoy the weekends and relax. Steps from the French doors lead to the artificial lawn and there's a large shed at the bottom which has power and light, ideal for storing bikes, paddle boards and even the tumble dryer. A side gate gives access to the side parking too.

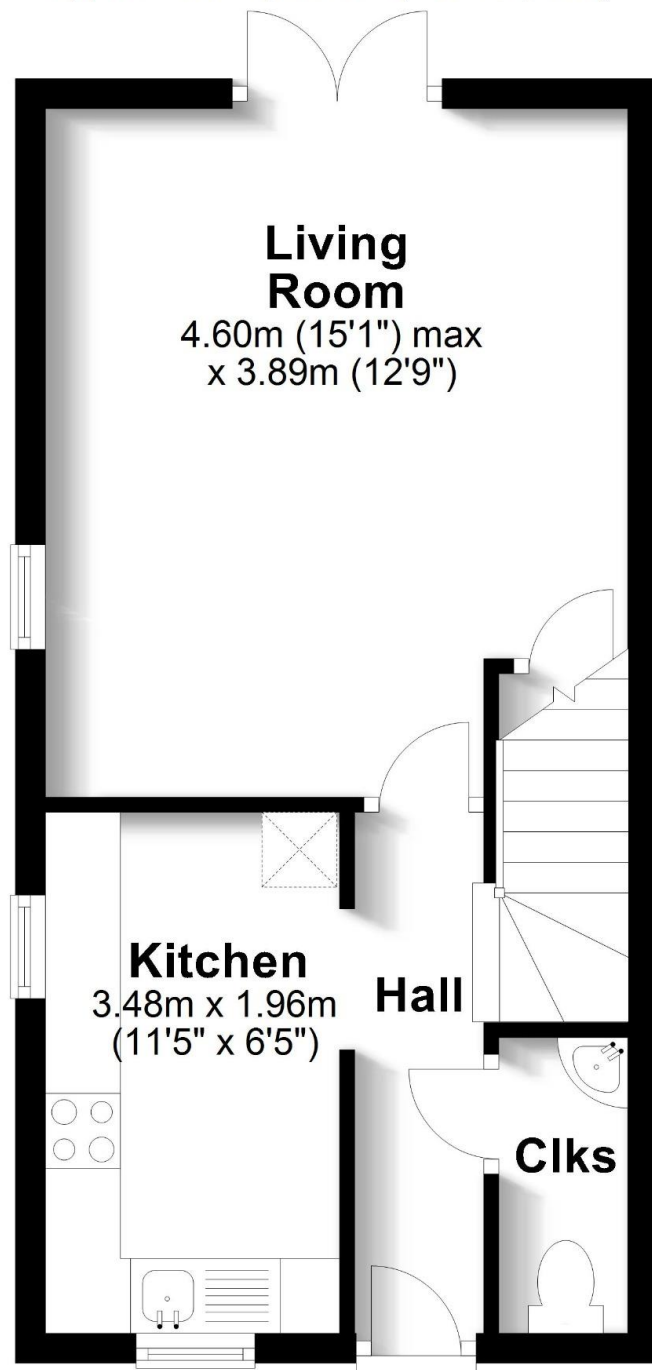
It's not often a semi-detached two-bedroom property comes to the market and this is a lovely spot to enjoy both convenience, and the beautiful countryside on your doorstep.

## Directions

What3words [///rice.slide.farms](https://www.what3words.com/#!/r/rice.slide.farms)

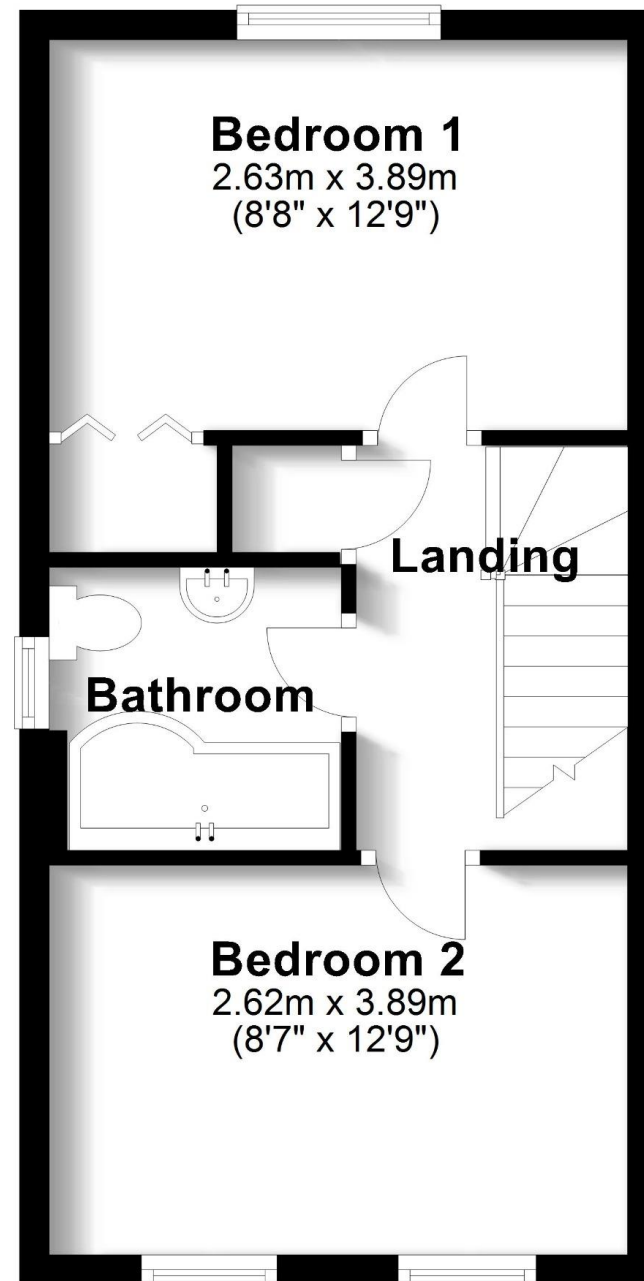
## Ground Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



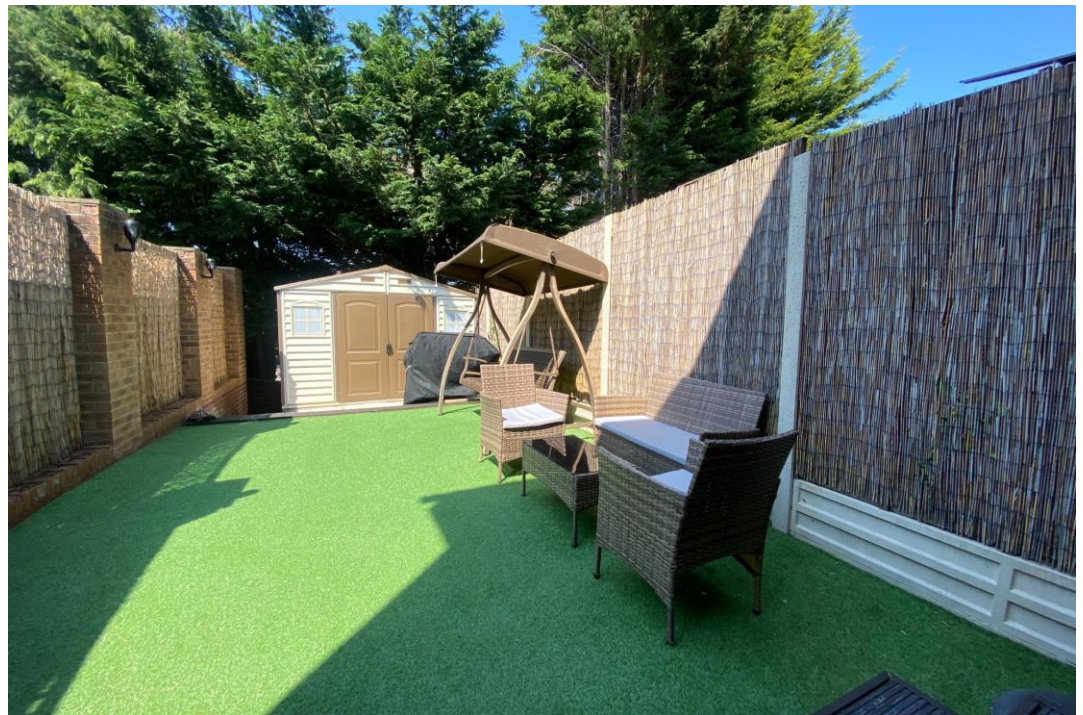
## First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 63.6 sq. metres (684.1 sq. feet)

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