



£445,000
Freehold

1 Amberwood Mews, Bridge Road
Bursledon, Southampton, Hampshire SO31 8JW



Quick View

	3 Bedrooms		Detached Garage
	2 Living Rooms		2 Bathrooms & Cloak
	Detached House		EPC Rating C
	Parking for Three		Council Tax Band E

Reasons to View

- A beautifully presented detached family home offering flexible accommodation across both floors which is tucked away in a private Cul-De-Sac of only three properties.
- A beautifully sized front-to-back living room, a ground floor third bedroom or great snug. You will find a very useful utility room. Great entertaining space across or tuck yourself away.
- With two large double bedrooms, both with en-suites and even a room to set up a home office, the first floor space really does have it all.
- Tucked away in a private Cul-De-Sac, Amberwood Mews sits less than one-third of a mile from the River Hamble with its wide array of boating facilities, beautiful riverside walks and eateries.
- You'll find parking for up to three cars plus a garage, and to the rear a lovely, secluded wrap-around garden with patio area, lawn and high-level fencing, providing seclusion and privacy.
- Our seller has already taken the bull by the horns and found their onward purchase. If you need to find somewhere to move in ready with a suited seller, look no further.

Description

Enter through your front door into the reception hall with beautiful gloss-finished wooden flooring extending across much of the ground floor, with storage built in and a large understairs coat hanging space. Doors lead you off to the ground-floor toilet with modern finishes including tiling, basin and W.C. The front-to-back living room has two sets of French doors leading to the side and rear gardens and further glazed French doors leading into the spacious and well-appointed kitchen. You will find a single-bowl sink unit, an inset electric hob with a double oven beneath and extractor over, worksurfaces with a range of floor-standing cupboards, drawers and eyelevel units and downlighters. A further door takes you into the utility room, which has a range of built-in larder-style cupboards, integrated fridge/freezer, and a further worksurface with room for the washing machine and dryer below. Installed within the last two years, a Worcester combination boiler, then a door to the side. The occasional third bedroom offers flexibility for use as a bedroom, snug or formal dining room.

The first floor landing has a Velux window and is currently used as a study area, making it a great use of space. There are two double bedrooms, the first of which has double built-in wardrobes and en-suite bathroom with panelled bath and drench shower over, W.C. and vanity basin. The second bedroom has triple built-in wardrobes, and also its own en-suite with bath and drench head shower over, vanity basin and W.C.

Drive into the block-paved Amberwood Mews and you will find parking for up to three cars plus the detached brick-built garage with personnel door to the garden. The rear garden is beautifully kept with high-level wooden fence panel surround, mature shrubs and plants, perfect patio dining space, outside tap and gated access to either side.

If you are looking for a move-in-ready detached home that offers you space, flexibility and a quiet Cul-De-Sac location with good access to local facilities and the M27, look no further. We think this might be the very one for you. Please contact the team at Robinson Reade to arrange a personal visit accompanied by one of our experienced team members.

Other Information

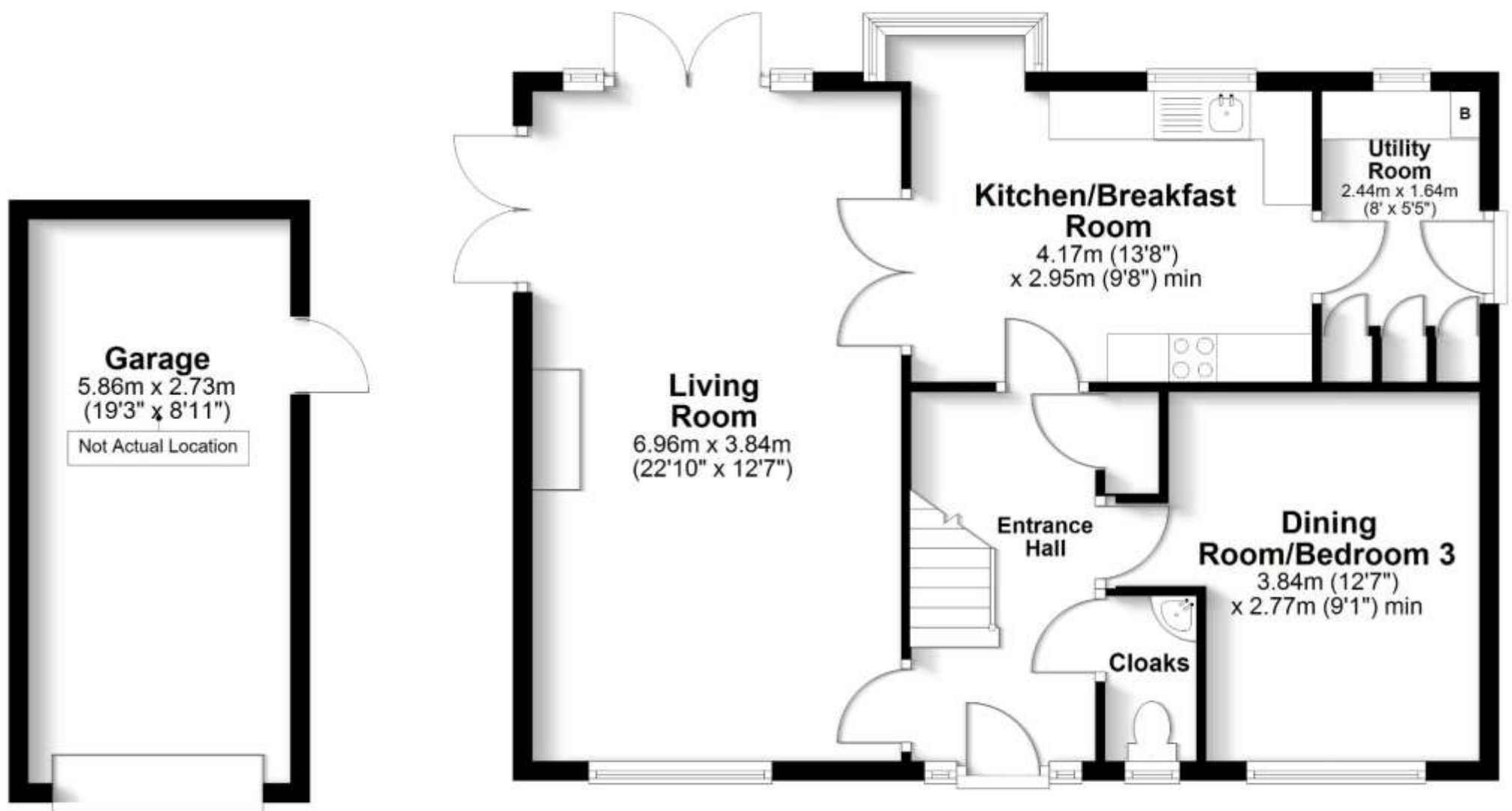
Driveway maintenance is the responsibility of the three houses (an unadopted track). New boiler installed in 2023. Serviced annually.

Directions

<https://what3words.com/tennis.pounds.strut>

Ground Floor

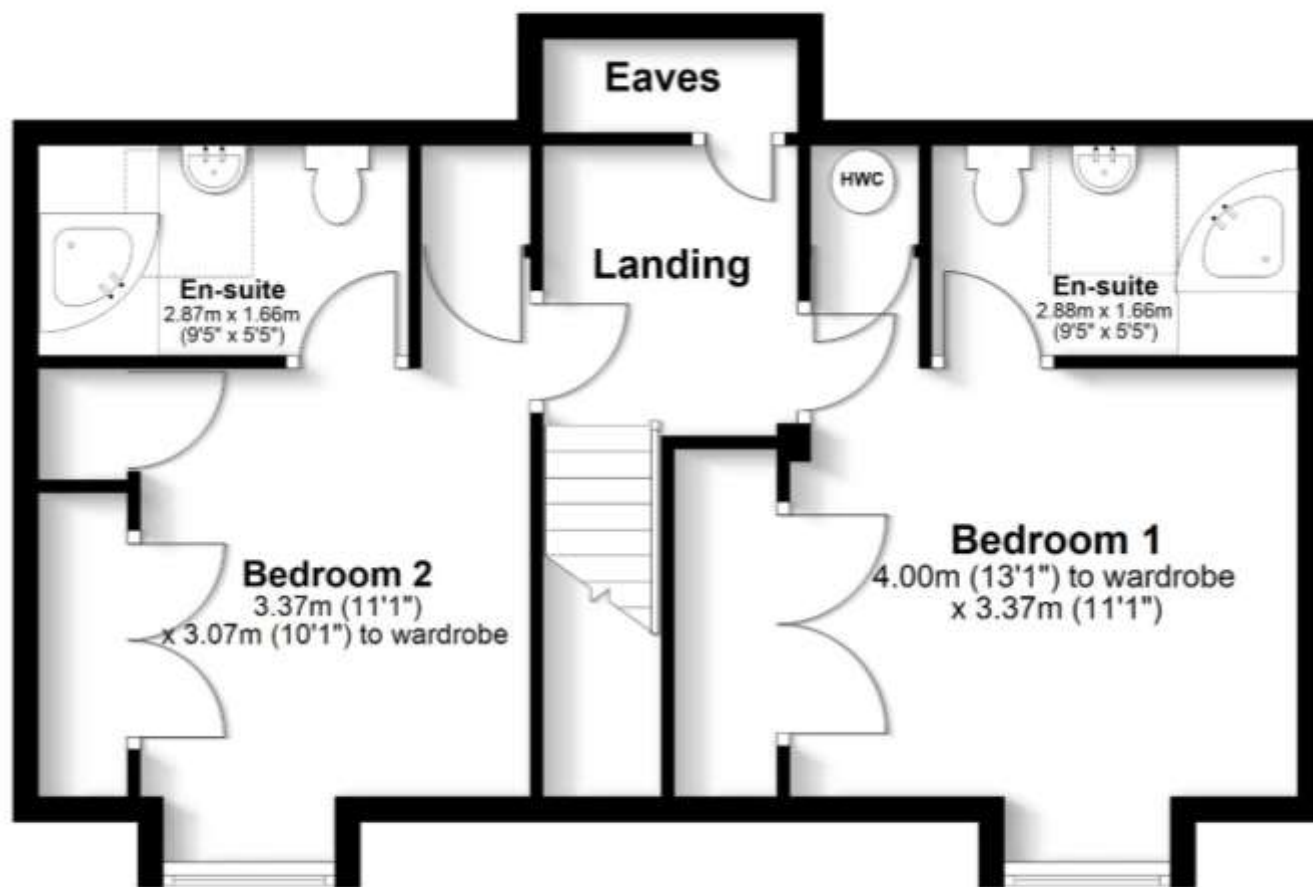
Main area: approx. 67.2 sq. metres (722.8 sq. feet)
Plus garages, approx. 16.0 sq. metres (171.8 sq. feet)



Main area: Approx. 111.8 sq. metres (1203.3 sq. feet)
Plus garages, approx. 16.0 sq. metres (171.8 sq. feet)

First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



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