



Columbus Drive, Sarisbury Green, Southampton, Hampshire, SO31 7LW

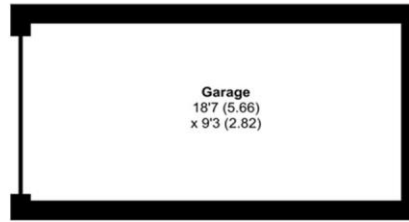


ACCOMMODATION

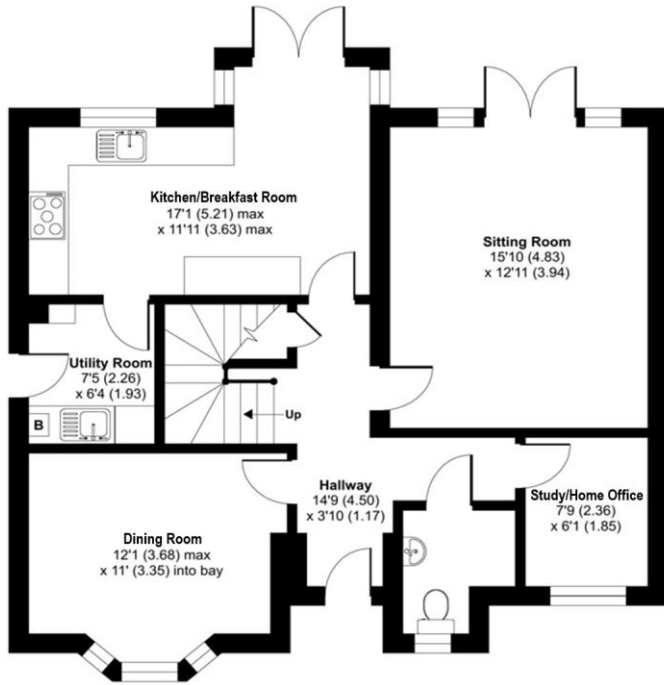
Stunning detached family home boasting four bedrooms. Upon entering, you are greeted by an abundance of natural light that fills the rooms, creating a warm and inviting atmosphere. The house has been well-maintained and offers a well-thought-out floor plan that caters to modern family living. The ground floor accommodation comprises a spacious sitting room, a providing an ideal setting for entertaining guests or relaxing with loved ones and a modern kitchen/ breakfast room is equipped with integrated appliances, sleek countertops, ample storage space and French doors out to the rear garden. A further reception room with a feature bay window, which make an ideal formal dining a convenient cloakroom and a home office/study completes the downstairs accommodation. Upstairs, the first floor continues to impress with four generous bedrooms, with the principal bedroom boasting built-in wardrobes and an en-suite shower room. The second en-suite serves in addition to the contemporary family bathroom to the remaining bedrooms. Externally, the rear garden is enclosed by brick walls and timber fencing and features a patio area. The property further benefits from off-street parking and a garage offer convenience and security for your vehicles. Agents note: The sellers are able to offer up to £2,000 towards the buyer's legal fees (subject to them using their recommended solicitors)



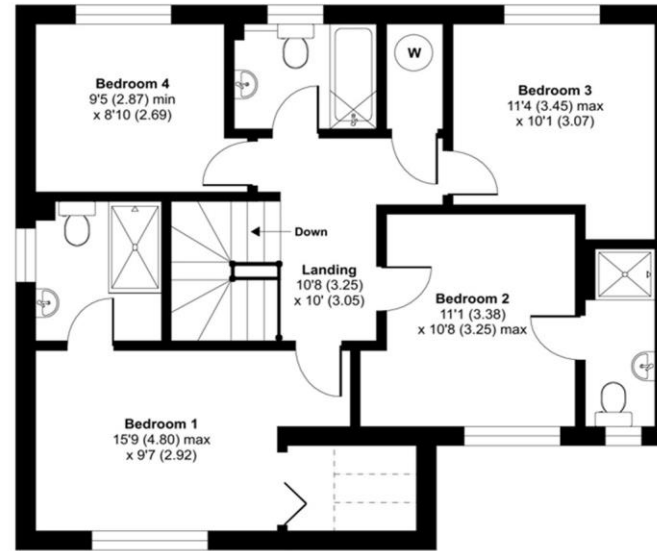
Approximate Area = 1568 sq ft / 145.7 sq m
 Limited Use Area(s) = 18 sq ft / 1.7 sq m
 Garage = 174 sq ft / 16.2 sq m
 Total = 1760 sq ft / 163.5 sq m
 For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1078261



SITUATION

Sarisbury Green offers buyers a 'village feel' with the cricket green at its heart, as well as an array of local amenities including shops, schools, leisure centre and woodland walks. The home provides excellent access to Sarisbury Green Junior School, Sarisbury Infants School and Brookfield Secondary School. For commuters you are within easy reach of the A27, M27 and M3 road networks as well as Swanwick train station, with links to Southampton Airport Parkway with national and international flights and connections to London Waterloo. Swanwick Marina, renowned for its excellent sailing facilities is nearby.



SPECIFICATION

- Fantastic detached family home
- Spacious living accommodation
- Four good-sized bedrooms
- En-suite facilities
- Modern family bathroom
- Enclosed rear garden
- Detached garage and driveway parking

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: E

GUIDE PRICE

Asking Price £600,000

TENURE

Freehold