



SARISBURY GREEN

goadsby

[goadsby.com](https://goadsby.com)



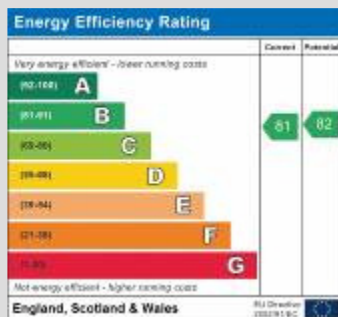


## Mountbatten Drive Sarisbury Green SO31 7NF

**£575,000**

SUBSTANTIAL DETACHED FAMILY HOME POSITIONED  
IN A SECLUDED PRIVATE DRIVE

- Entrance Hall
- Living Room • Dining Room
- Family Room • Kitchen/Breakfast Room
- Utility Room • WC
- Master Bedroom with En-suite
- Four further Bedrooms • Study/Bedroom six
- Bathroom • Detached Garage
- Woodland Outlook
- Remaining NHBC Guarantee



This substantial family home is located off a private drive of only 3 similar style homes within the popular Coldeast Development and still benefits from its remaining NHBC guarantee. The property boasts a detached garage, ample off road parking and a leafy woodland outlook to the front. Internally the property has accommodation spread cleverly over three floors.

The ground floor provides a spacious living room with feature fireplace and bay window, separate dining room, kitchen/diner with a fully integrated solid wood "Moore's" kitchen with utility room leading off, separate family room and a convenient WC.

The first floor has four bedrooms and an en-suite off the master bedroom which also provides "Deanes" built in wardrobes with remote LED lighting, the modern family bathroom completes the first floor.

The second floor holds a further two bedrooms and shower room. Externally the rear garden is mainly laid to lawn and has direct access to the detached garage. Located close to all local amenities, popular school catchment and the Leisure Centre this will no doubt be a popular opportunity. An internal viewing is essential to appreciate the accommodation and the layout.

### Entrance Hall

**Living Room** 4.45m (14'7) x 5.26m (17'3) into bay

**Dining Room** 3.35m (11'0) x 3.76m (12'4)

**Kitchen/Diner** 5.94m (19'6) x 2.87m (9'5)

**Utility Room** 1.98m (6'6) x 1.55m (5'1)

**Family Room** 2.97m (9'9) x 3.12m (10'3)

### Master Bedroom

3.51m (11'6) x 3.4m (11'2)

**En-Suite** 1.63m (5'4) x 2.13m (7'0) into Shower

**Bedroom 2** 3.28m (10'9) x 3.38m (11'1)

**Bedroom 3** 2.87m (9'5) x 4.09m (13'5)

**Bedroom 4** 6.2m (20'4) into bay x 2.97m (9'9)

**Bedroom 5** 2.92m (9'7) x 4.14m (13'7)

**Bedroom 6** 2.13m (7'0) x 3.68m (12'1)

### Family Bathroom

2.13m (7'0) x 2.13m (7'0)

### Top Floor Shower Room

2.95m (9'8) x 2.87m (9'5)

### Detached Garage

5.28m (17'4) x 5.38m (17'8)

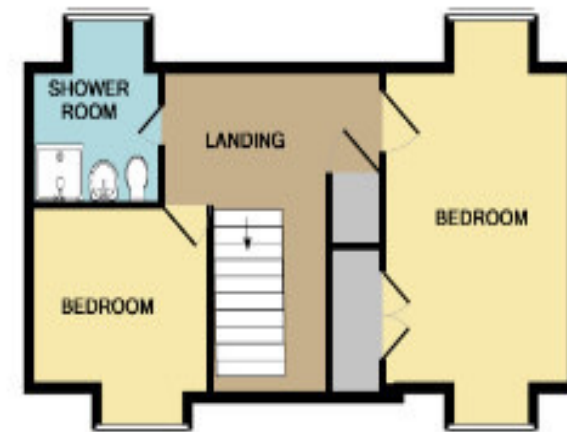




GROUND FLOOR



1ST FLOOR



2ND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2016

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Details prepared by Mark Dryhurst

**PARK GATE**

27-29 Middle Road  
Park Gate, SO31 7GH

t: 01489 576800  
e: parkgate@goadsby.com





