



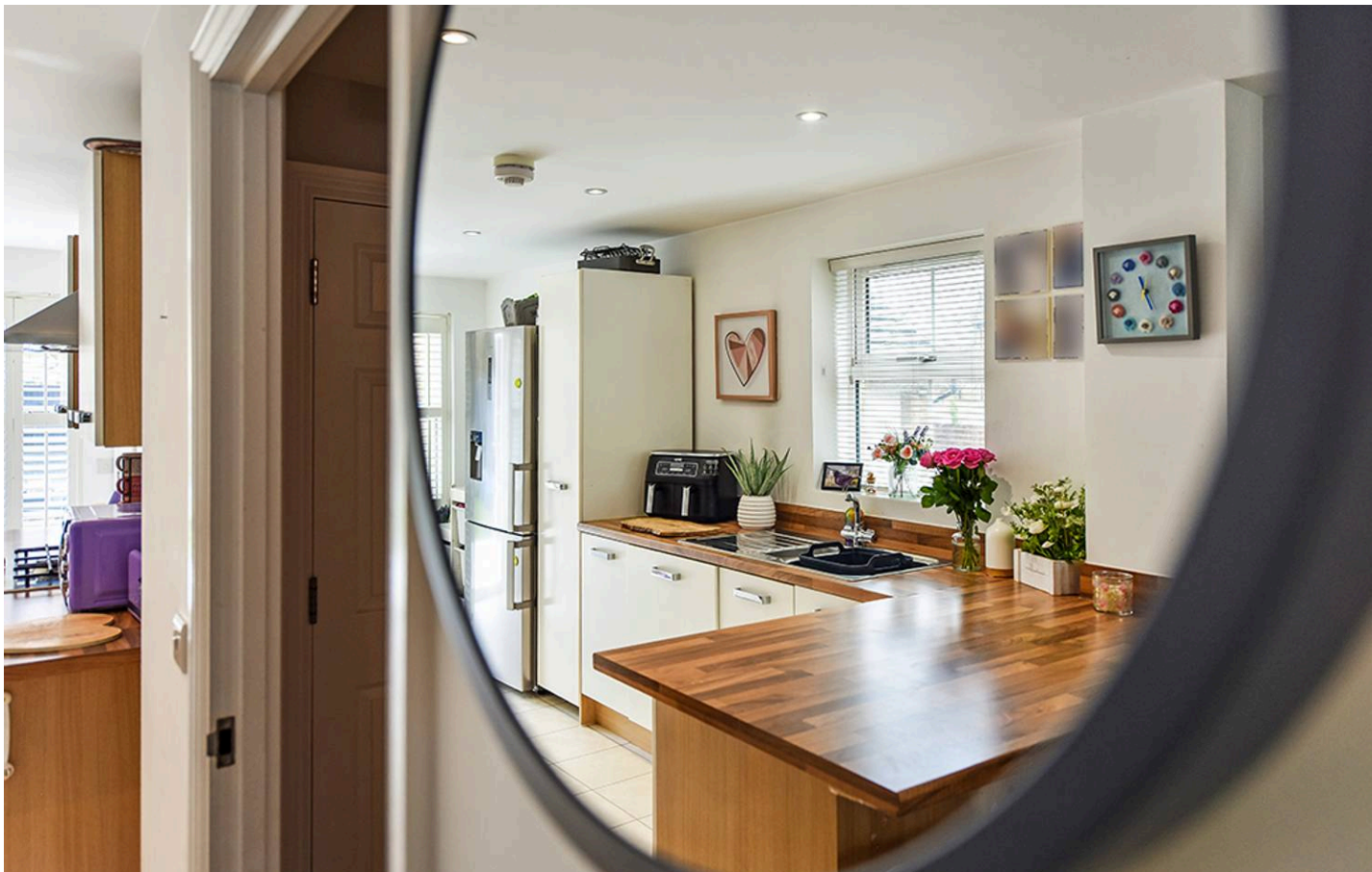
Fairmonts  
ESTATE AGENTS



24 Montefiore Drive, Sarisbury Green  
Southampton

Guide Price £475,000





## 24 Montefiore Drive

Sarisbury Green, Southampton

- Situated in the desirable Admirals Wood development in Sarisbury Green, overlooking scenic woodland
- Spacious & Versatile Layout arranged over three floors
- Impressive 28-foot kitchen/diner with integrated appliances, ample storage, and a separate utility room
- Includes a Jack-and-Jill en-suite, a second-floor shower room, and a spacious ground floor cloakroom
- A secluded southwest-facing rear garden
- Features off-road parking, a spacious garage with power and lighting, and an electric vehicle charging point
- Close to reputable schools, local shops, public transport links, and easy access to the M27 and surrounding areas



Nestled in a coveted location overlooking an area of woodland, this impressive semi-detached family home, constructed in 2012 by Miller Homes forming part of the highly sought-after Admirals Wood development in Sarisbury Green within close proximity to The Holly Hill Leisure Centre. The property offers versatile living spaces spanning three floors, accommodating three/four spacious double bedrooms, including a master bedroom with an en-suite. Notable features comprise a ground floor cloakroom, a generous kitchen/diner with a separate utility room. Additional highlights include a spacious garage with power and lighting, off-road parking, and a secluded rear garden facing southwest.

Ground Floor

The entrance hall is notably spacious, with tiled flooring extending throughout. A staircase ascends to the first floor, concealing a practical storage cupboard beneath. The impressive 28-foot kitchen/diner is furnished with an array of wall-mounted storage cupboards, complemented by low-level base units and drawers. Integrated appliances encompass an electric oven with a four-ring hob and overhead extractor chimney. Space and plumbing is provided for a dishwasher, and a fridge freezer. Ample space for dining is also provided that can also be utilised as a living area. There is also a utility room, furnished to match the kitchen with fitted cupboards. This utility space accommodates low-level plumbing for a washing machine and an additional sink. Also on this level, a notably spacious cloakroom boasts a low-level WC and wash hand basin.

First Floor

The living room, measuring a comfortable 10 feet 9 inches by 15 feet 2 inches, is enhanced by twin double-glazed windows facing the front, offering ample space for contemporary furnishings or the potential for use as an additional bedroom. The master bedroom, also on this floor, with access to a 'jack and Jill-style' en-suite bathroom, comprising a panel bath with mixer tap and shower, a low-level WC, and a wash hand basin.

Second Floor

Ascending to the second floor reveals two more generously proportioned double bedrooms. A separate shower room graces this level, featuring a walk-in shower cubicle, a low-level WC, and a wash hand basin with a mixer tap.

Outside

The rear garden affords a secluded and sunny aspect, meticulously landscaped with an inviting patio area and an artificial lawn for a year round low maintenance feel. A side gate offers access to ample parking in front of a spacious garage, with an 'up and over door,' power, lighting, and a pitched roof for additional storage. An outdoor tap is also conveniently situated along with an electric vehicle charging point.

Situation & Amenities

Sarisbury Green, characterized by its verdant setting and two traditional cricket greens, is enriched by the presence of Holly Hill Woodland Park. The area is home to Sarisbury Infant School (ages 4-7) and Sarisbury Church of England Controlled Junior School (ages 7-11), as well as Brookfield Community School and Language College, a secondary school in close proximity. Regular bus services connect Southampton and Gosport, stopping at three bus stops within the vicinity. Bursledon and Swanwick, two nearby railway stations, further enhance the area's connectivity. Local conveniences including a convenience store, chip shop, and beauty salon are a short distance away, contributing to the ease of daily life. Quick access to the M27, M3, Southampton, Winchester, and Fareham underscores the property's strategic location.

Agents Notes

The property benefits from gas central heating, and double glazing. A monthly maintenance charge of approximately £27 covers communal gardening and window cleaning, as stipulated in the leasehold front garden agreement with HCA (Home and Community Association).







# 24, Montefiore Drive, SO31 7NG

Approximate Gross Internal Area = 123.2 sq m / 1326 sq ft

Garage = 11.5 sq m / 124 sq ft

Total = 134.7 sq m / 1450 sq ft

