



Agincourt Drive | Sarisbury Green | SO31 7PG

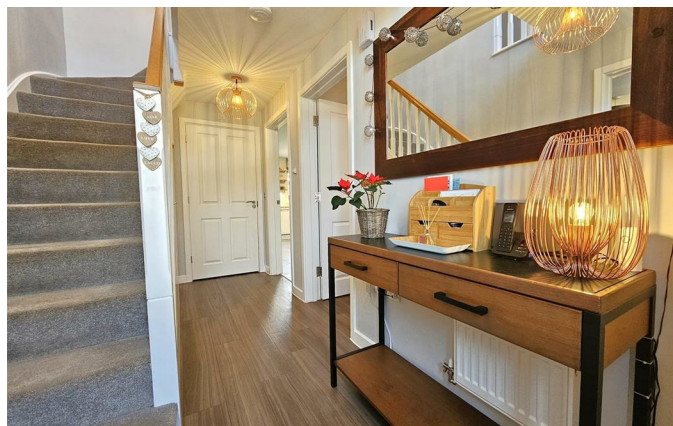
Asking Price £529,995



Agincourt Drive |
Sarisbury Green | SO31 7PG
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W&W are delighted to offer for sale this beautifully presented '2016' built four bedroom semi detached family home. The property boasts four bedrooms, lounge, modern kitchen/breakfast room, dining room, utility room, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, detached single garage & driveway parking for vehicles.

Agincourt Drive is situated in the popular 'Coldeast Way' development with local amenities of Park Gate and Locks Heath within walking distance, along with Swanwick train station. The property is also within catchment area to the local Sarisbury Junior, Sarisbury Infant & Brookfield Secondary school.







Beautifully presented '2016' built four semi bedroom detached family home

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the dining room

Bespoke fitted understairs storage drawers & cupboards

Impressively sized '22'3ft lounge with walk in bay window to the front & double doors opening out onto the garden

Dining room with walk in bay window

Feature made to measure shutters to the dining room & lounge to remain

Open plan kitchen/dining room with double doors opening out onto the rear garden

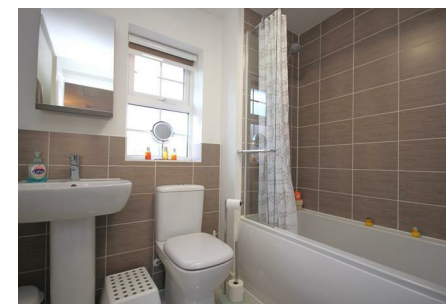
Modern kitchen enjoying Silestone worktops & high gloss units

Integrated appliances include double oven, six ring gas hob, fridge/freezer, dishwasher & wine fridge

Downstairs cloakroom



Tenure: Freehold
EPC Rating: B
Council Tax Band: D -
£1972.60 Per Annum



Galleried landing with window to the front & built in storage cupboard

Main bedroom boasting twin built in double wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive tiling

Three additional bedrooms with one benefitting from built in wardrobes

Modern family bathroom comprising three piece white suite & attractive tiling

Rear westerly facing landscaped garden majority laid to artificial lawn with paved patio areas, display flower/shrubbery beds

Summer house in the garden to remain

Detached garage with driveway parking for vehicles

Estate management charge approx. £236.10 PA



MATERIAL INFORMATION -

Property construction - Traditional Brick

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas Central Heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Vodafone and is connected via Fibre

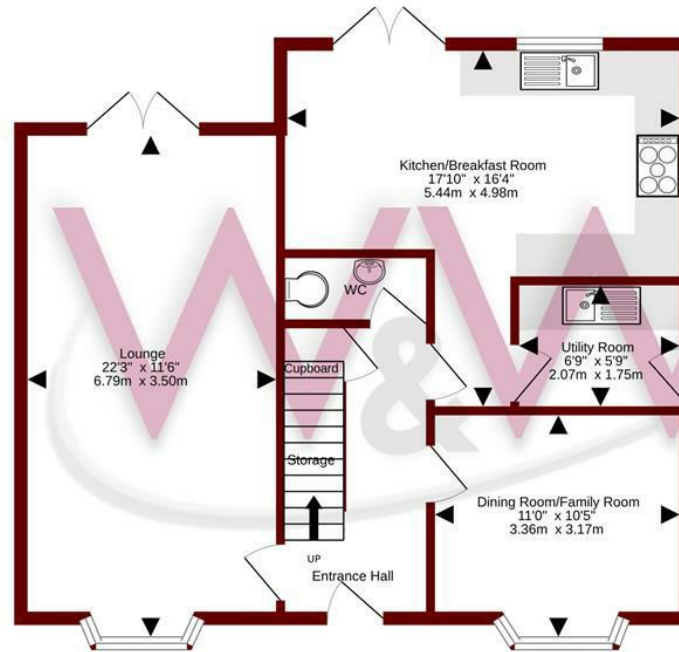
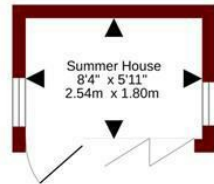
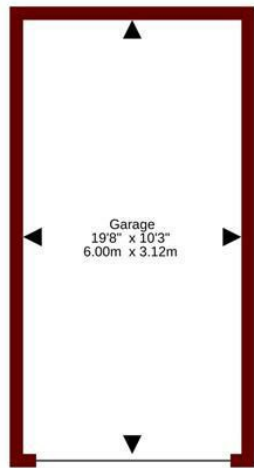
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

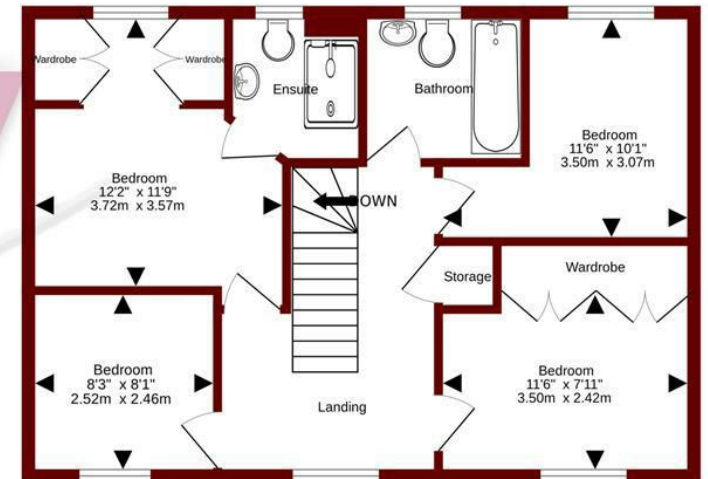
The current seller informs us that there are several restrictive covenants on the property - please ask the agent to see the restrictive covenants

Ground floor
706 sq.ft. (65.6 sq.m.) approx.

Garage
250 sq.ft. (23.2 sq.m.) approx.



1st floor
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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