



Columbus Drive | Sarisbury Green | SO31 7LZ

Asking Price £479,000



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W&W are delighted to offer for sale this well presented five bedroom link detached family home. The property boasts five bedrooms, lounge, kitchen/dining room, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear enclosed garden, drive through carport with additional parking.

Columbus Drive is set in the Admirals Wood Development in Sarisbury Green with an array of woodland walks, a small lake close by, local shops and Holly Hill Leisure Centre within close proximity. The property is also within catchment area to the local Sarisbury Junior, Sarisbury Infant & Brookfield Secondary school.







Well Presented Five Bedroom Link Detached Family Home

Spacious Entrance Hall With Large Built In Understairs Storage Cupboard

Dual Aspect Lounge With Double Doors Opening Out Onto The Rear Garden & Walk In Bay Window

Downstairs Cloakroom

Dual Aspect Open Plan Kitchen/Dining Room

Built In Appliances Include Oven/Hob With Space/Plumbing For Washing Machine, Dishwasher & Fridge/Freezer

Main Bedroom Enjoying Modern En-Suite Shower Room

Four Additional Bedrooms With Two Being Of A Double Size

Modern Fitted Family Bathroom Comprising Three Piece White Suite & Attractive Tiling

Rear Enclosed Landscaped Garden With Paved Patio Area Perfect For Alfresco Dining, Lawn Area, Raised Flower/Shrubbery Beds



Tenure: Freehold
EPC Rating: C
Council Tax Band: E

Workshop In The Garden With Electricity

Replacement '2022' Ideal Boiler

Drive Through Carport With Further Parking To The Rear

Estate Management Charge Approx. £550 PA

Walking Distance To Holly Hill Leisure Centre & Local Woodlands

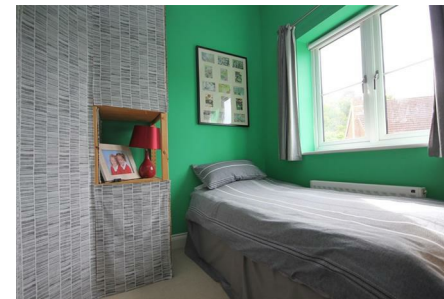
ADDITIONAL INFORMATION -

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains





Heating - Gas central heating

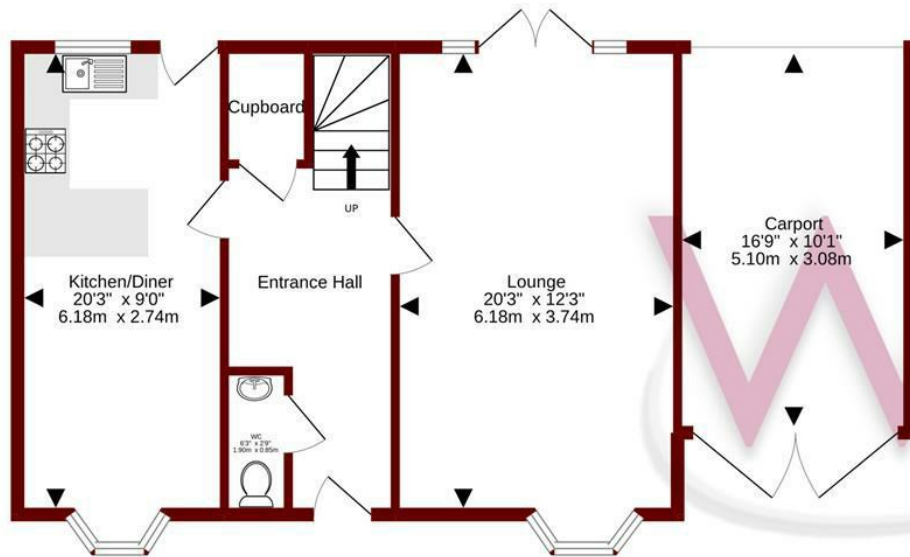
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

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

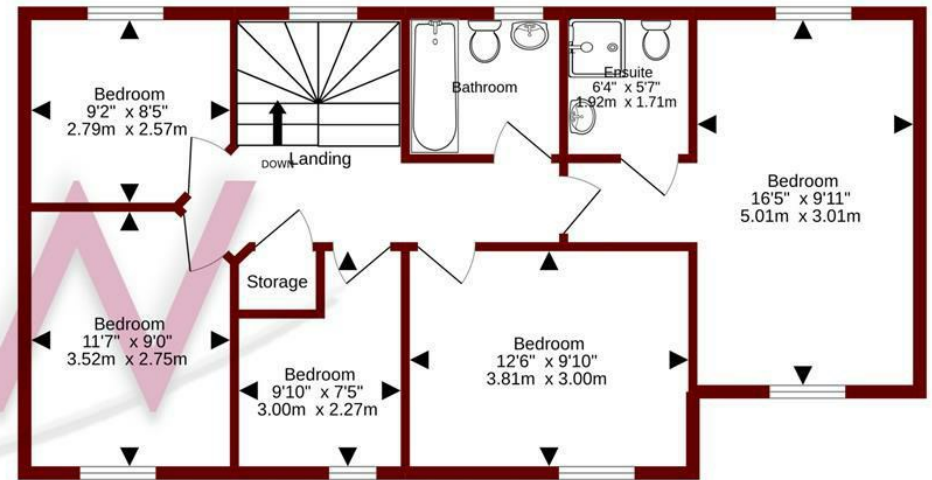
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
762 sq.ft. (70.8 sq.m.) approx.

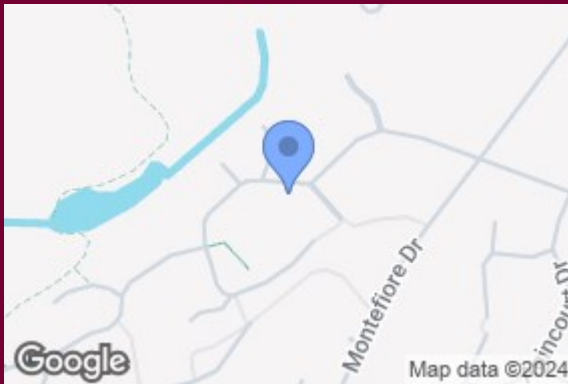


1st Floor
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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			
(81-91) B			
(69-80) C		78	87
(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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