



17 Nathaniel Close, Sarisbury Green, SO31 7NT

Asking Price £375,000





Nathaniel Close |  
Sarisbury Green | SO31 7NT  
Asking Price £375,000

W&W are delighted to offer for sale this extremely well presented three bedroom semi detached family home situated in a quiet cul de sac location offered with no forward chain. The property enjoys three bedrooms, 'L' shaped lounge/dining room, modern kitchen, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits a beautifully landscaped rear garden, driveway parking & additional allocated parking.

Nathaniel Close ideally situated with schools, shops and amenities with in walking distance, Locks Heath Shopping Village is just half a mile away providing a variety of shops and eateries including Waitrose. Transport links are also easily accessed including A27, M27 & Swanwick train station. Excellent location for families, within walking distance of Sarisbury Green Infant and Junior Schools and in catchment for Brookfield Community School. The Orange Grove Hotel, a local favourite for food and drink, is just a short stroll from the doorstep.





Extremely well presented three bedroom semi detached family home

No chain ahead

Situated in a quiet cul de sac

Welcoming entrance hall enjoying attractive wood effect laminate flooring & built in storage cupboard

Modern re-fitted kitchen with solid wood worktops, high gloss cabinets, integrated oven/hob with space for additional appliances

L shaped lounge/dining room with built in understairs storage cupboard & double doors opening out to the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobe & en-suite

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

Two additional bedrooms

Modern main bathroom comprising three piece white suite & attractive wall tiling

Beautifully landscaped southerly facing rear garden enjoying composite decked sun terrace with pergola above, area laid to lawn with raised sleeper beds enjoying display flower/shrubbery, shed to remain & side access

Driveway parking & additional allocated parking space

Estate management charge approx. £396.58 PA

## ADDITIONAL INFORMATION

Property construction - Timber & 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 Utility Warehouse

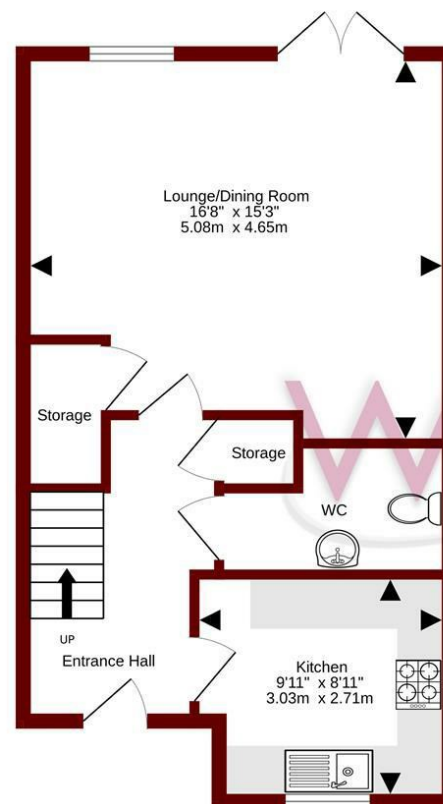
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

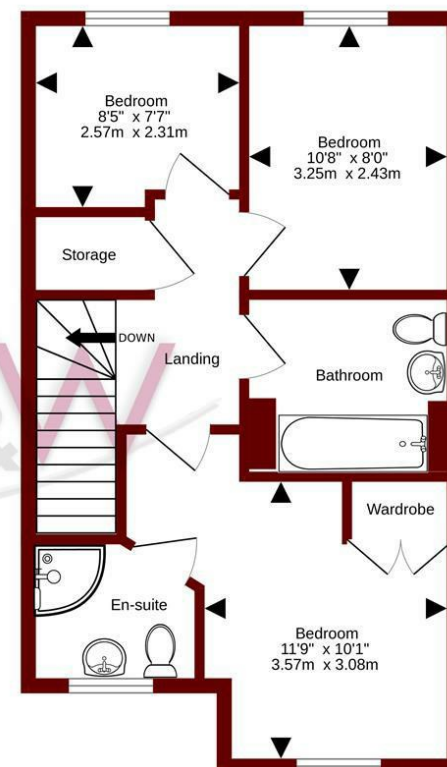




Ground Floor  
462 sq.ft. (43.0 sq.m.) approx.



1st Floor  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 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) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2164 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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