



£400,000

Freehold

3 Barnbrook Road, Sarisbury Green Southampton, Hampshire SO31 7BL



Quick View

	3 Bedrooms		Garage
	3 Living Rooms		2 Shower Rooms
	Detached Bungalow		EPC Rating D
	Driveway Parking		Council Tax Band E

Reasons to View

- The plot measures approx. 46m (150ft) in length with a well-established and private rear garden that will keep the green fingered entertained.
- The sitting room to the front with its large south facing windows is a super bright space to sit and watch the world go by.
- Location, Location, location – It's just a five-minute walk to Holly Hill Woodland Park and the Leisure Centre from here with Locks Heath Shopping Centre also within a mile.
- A side driveway gives parking for numerous vehicles, in line, and leads to a useful garage with power and personnel door to the garden.
- This detached bungalow offers spacious single storey living – but with scope to go up if you wished to extend.
- Built in 1960 and in the same ownership since 1985 this property is offered with no chain ahead.

Description

We love the location of this 1960's detached bungalow, it's just over the road from Holly Hill Woodland Park where you can follow the trails through the woods and on to the tow path to Warsash and Swanwick, enjoy a coffee (or something stronger) then wander home again. Also, around the corner in Barnes Lane you'll find a convenience store and several takeaways, but don't fret, as you can burn off the calories with a few laps of the pool at the Leisure Centre.

The neat front garden is laid to lawn with a path to the front door which opens into a small porch with hanging space for coats and a glazed door leading into the sitting room. The high beamed ceiling gives real character to this light, bright room, the stone fireplace offering a focal point. An arch leads through to the breakfast room which in turn opens into the kitchen. Fitted with light oak fronted units, a built-in double oven and gas hob, this is a compact space but with lots of storage.

The central hallway gives access to the rest of the bungalow and has two built in storage cupboards and the loft access hatch. Bedroom one has built in wardrobes and an ensuite fitted with a shower and wash basin. Across the hall is the main shower room which is fully tiled and fitted with a modern white suite with corner shower, wash basin and WC, the airing cupboard is also found in here. Bedroom three is a generous singe with window to the side, making the perfect study room. At the end of the hallway is the large dining room with sliding doors out to the patio area, and a door leading into the largest bedroom which enjoys a lovely view out to the rear garden.

This really is a lovely garden, with mature trees to the rear boundary it is well screened giving privacy from the homes behind. It is mostly arranged as lawn with mature shrubs, however there is a hardstanding, perfect for a greenhouse, and plenty of space to create some vegetable beds if growing your own produce appeals. The garage links the bungalow to next door, it has barn style doors to the front and a personnel door and window at the rear, ideal for a workshop area to tinker in. The long driveway gives parking for several cars in line, there is an external boiler cupboard housing the Vaillant condensing boiler which was fitted in April 2023 with a ten-year guarantee.

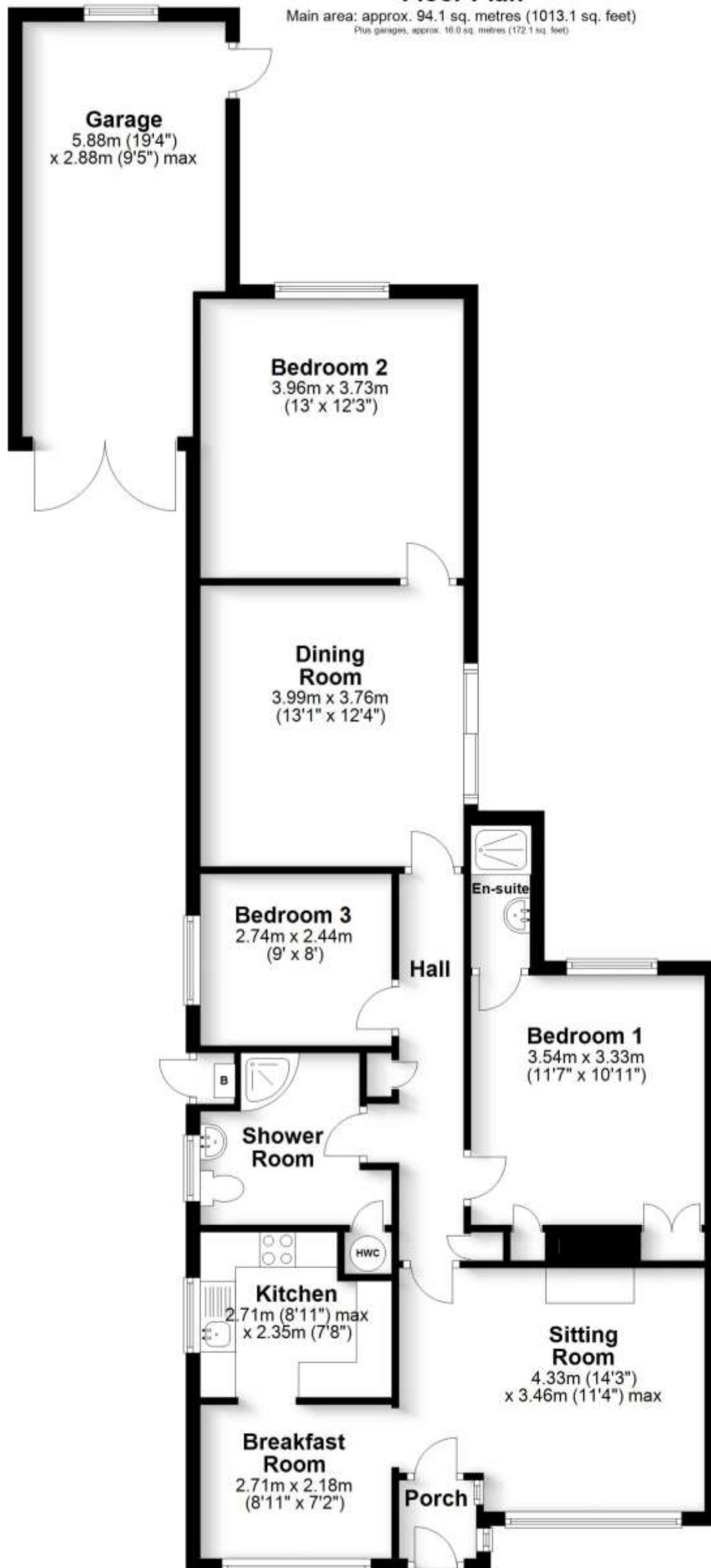
There is no forward chain, and the grant of probate has been granted.

Directions

<https://what3words.com/passenger.atoms.producers>

Floor Plan

Main area: approx. 94.1 sq. metres (1013.1 sq. feet)
Plus garages, approx. 16.0 sq. metres (172.1 sq. feet)



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