



**£335,000**  
Freehold

**326 Brook Lane, Sarisbury Green**  
Southampton, Hampshire SO31 7DP





Quick View

|  |                     |   |                    |
|--|---------------------|---|--------------------|
|  | 3 Bedrooms          |  | Garage             |
|  | 1 Living Room       |  | 2 Bathrooms        |
|  | Semi-Detached House |  | EPC Rating C       |
|  | Driveway Parking    |  | Council Tax Band D |

Reasons to View

- Leading from the sitting room, double doors open out to the garden, extending the living space for those wonderful warm summer evenings for socialising over drinks and BBQ.
- The kitchen with dining area is perfect for busy families. Whether it’s grabbing a quick coffee before the school run or lazy Sunday lunches, you can make the most of the mealtimes together.
- With a built-in wardrobe and your own en-suite, the first bedroom is a real retreat to retire to at the end of the day.
- Location, location, location – Park Gate & Locks Heath shops, a train station, local schools are rated good by Ofsted and a leisure centre all within a mile walk – what more could you ask for?
- There’s driveway parking in front of the generous sized garage, with ample room for a car plus additional space for storage.
- This super low maintenance rear garden is your key to leisurely weekends or the freedom to get out and do something exciting instead.

Description

Constructed in 2011 this three bedroom semi-detached property is one of just seven homes in this exclusive development by Bargate Homes. Positioned at the front of the Cecil Gardens development the house sits back nicely from the lane within a fenced garden which, having been already prepared, with the right planning could provide additional parking.

The front door opens into a spacious hallway; there is a ground floor cloakroom situated by the front door and stairs lead up to the first floor. The stylish kitchen/dining room is fitted with a selection of cream gloss units and contrasting worktops. There is an integrated dishwasher, fridge/freezer, Neff double oven and gas hob and also includes a washing machine. Additionally, the integrated gas-fired boiler was newly installed in 2022. Families will love the layout here and being able to accommodate a dining table and chairs, you can make the most of sitting up together at mealtimes and chatting while preparing meals. Across the rear of the house, the sitting room has French doors which open out to the garden and a large under the stairs, perfect for hiding away the vacuum and ironing board. On the first floor are the three bedrooms, two doubles and a single, with the main bedroom benefitting from built-in wardrobes and an en-suite shower room. There is a family bathroom with a bath and shower over for the children or guests to use.

Outside, the rear garden has been landscaped with ease of maintenance in mind. There is an extensive patio area with an artificial lawn and space and electrics ready to take a hot tub. The garden is enclosed by high level wooden fencing with a gate providing side access to the front and a personnel door into the garage. The garage is a good size at 19' 4" (5.89m) x 10' 1" (3.07m) with power and light and roof storage space.

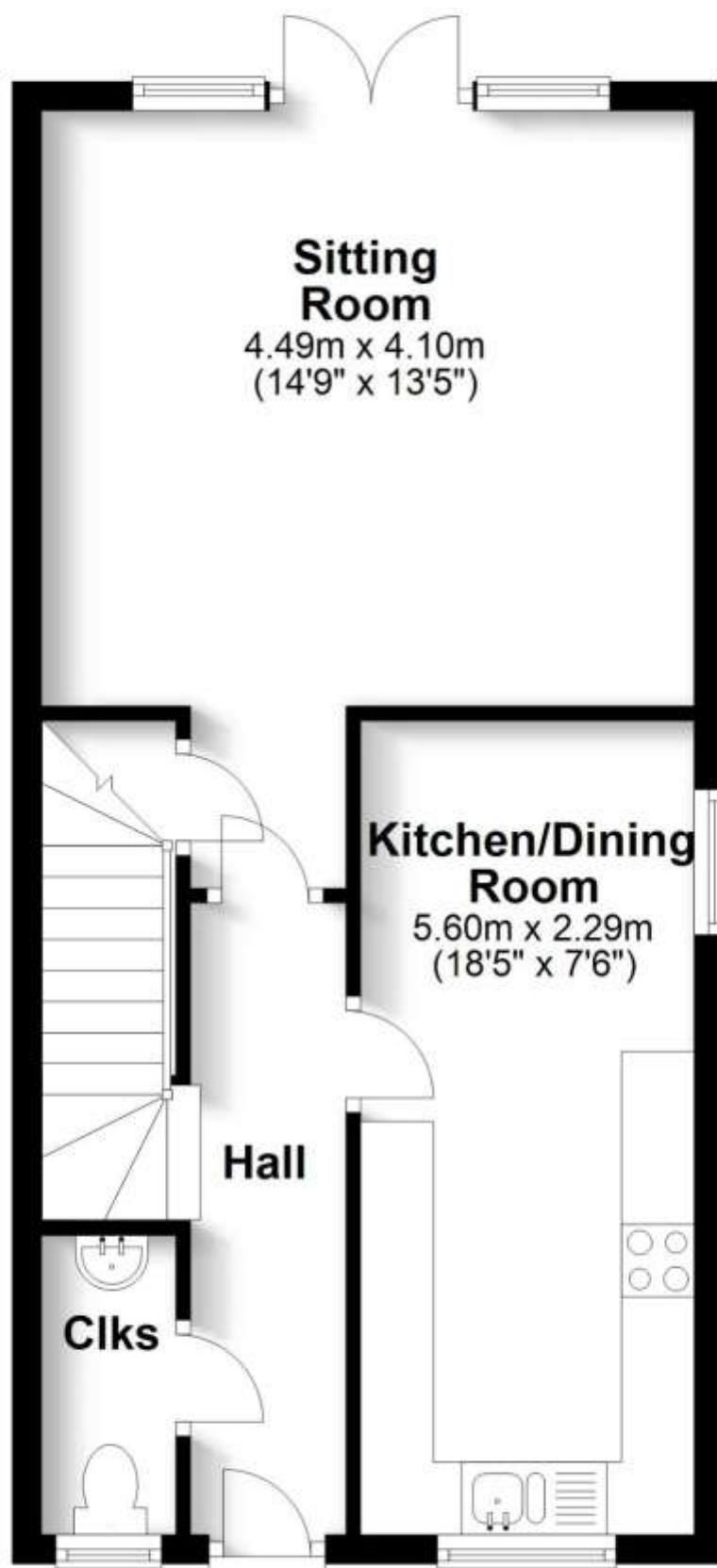
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Directions

<https://what3words.com/currently.merely.expires>

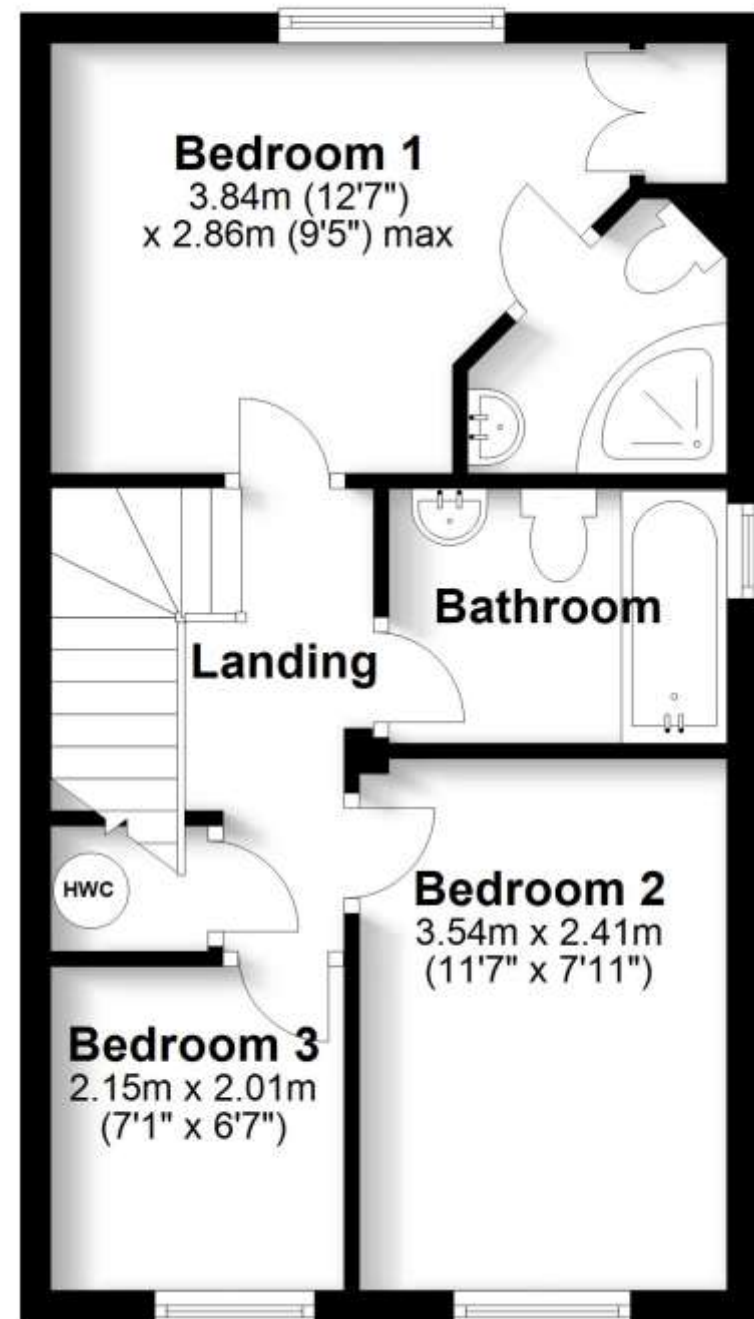
## Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



Total area: approx. 81.2 sq. metres (874.4 sq. feet)

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