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288a Brook Lane, Sarisbury Green, SO31 7DP

A brand new architect designed detached bungalow finished to a luxury standard and comfort whilst providing uber eco-friendly credentials (EPC rating A) set in a sunny plot with secure gated access & parking a short walk from the Locks Heath Centre £595,000

SPECIFICATION

- Private driveway with electric gated entry, remote access video entry camera, home alarm
- Omega flow permeable block paving to driveway
- EV Car charging point
- Air source heat pump & In roof seamless solar panels to side and rear
- Underfloor heating throughout with zoned heating controls for efficiency
- Quality carpeting & flooring throughout
- Double glazed bifold doors & picture window for seamless flow to slated sun terrace
- Two double bedrooms, one with luxury appointed en suite shower room
- Bathroom suite tiled with sensor mirror and LED light, vanity unit & heated towel rail
- Ample loft space & ladder, boarded for additional storage
- Ten year ICW building warranty (replaces NHBC)

KITCHEN AREA SPECIFICATION

- Exceptionally well appointed kitchen with breakfast bar, Quartz countertops
- Full height American style BOSCH fridge & freezer, BOSCH Dishwasher & microwave
- Cuisinmaster Leisure stainless steel electric range cooker with ceramic hob plates, two ovens, slow cooker & grill function
- Square twin stainless steel sink with Quooker tap
- Separate utility room with side access, laundry cupboard, sink & plumbing for washing machine





Traditional Brick Build With A Contemporary Façade * Internal Layout Assuring Each Room Is A Light Filled Serene Space

This unique detached two bedroom bungalow has been designed and built to offer luxury level living and exceptional energy credentials whilst retaining a welcoming warmth and comfort expected of a new home. Conveniently situated a short walk from all the sought after amenities at the Locks Heath Centre and Waitrose supermarket and set in a private sunny plot it's the perfect option for those looking for high quality turn key living with a contemporary twist.

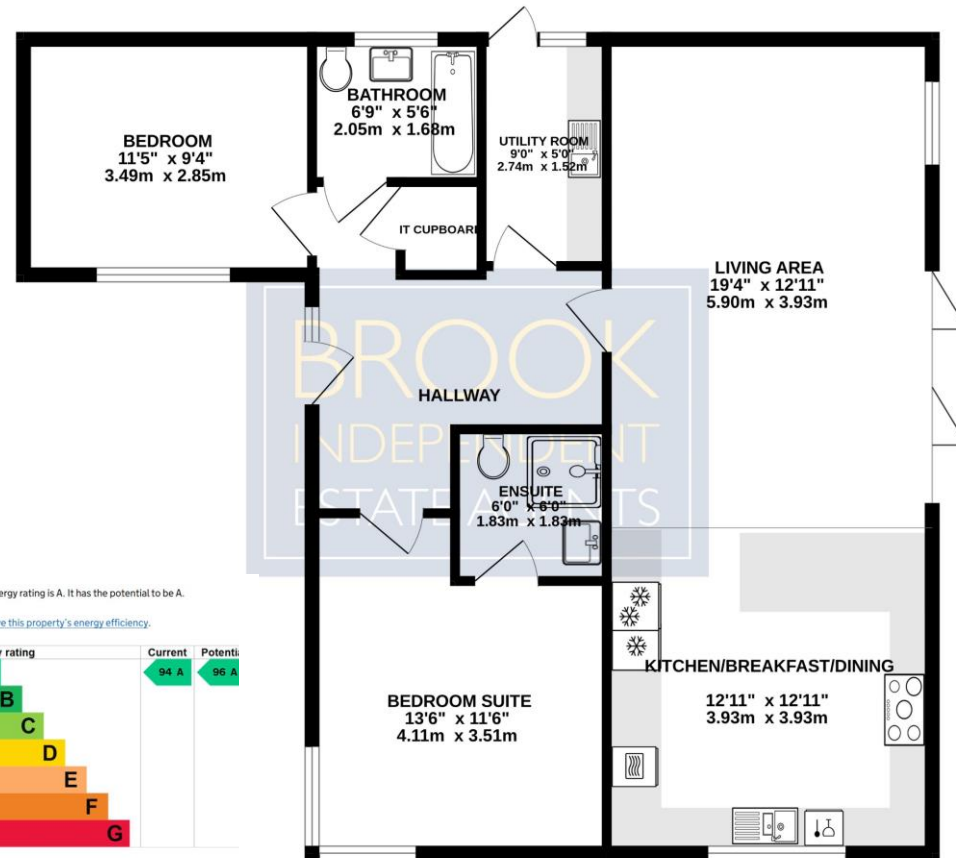
There are two well proportioned double bedrooms, one with en suite facilities. Sanitaryware to en suite and bathroom is fresh white and complimented by smooth slate grey tiling. The hall has a useful storage cupboard housing the controls for the eco systems, there's a video entry screen for managing access through the private gated entrance. A utility room ensures all the laundry and hardware items are nicely stored away. The kitchen dining and lounge area is the showstopper, providing flexible space to enjoy the garden, leafy views and summer warmth as the bifold doors provide a seamless flow to the outdoors. The kitchen is well equipped with a breakfast bar, every quality appliance required for the avid host, a range cooker, Quooker tap, refuse arranger, microwave, dishwasher and larder fridge and larder freezer.

In summary this architect designed bungalow provides brand new luxury turn key accommodation finished with the latest in security and eco gadgetry, it has an easy flow, convenience and is so perfectly situated for enjoying all the area has to offer, the walks though Holly Hill, its walkable to the leisure centre, Coldeast and of course the thriving Locks Heath centre.



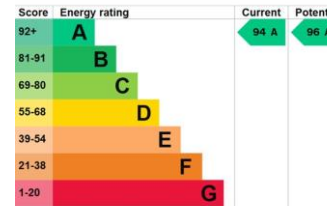


GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



This property's energy rating is A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

TOTAL FLOOR AREA: 952 sq.ft. (88.4 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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