



**£400,000**  
Freehold

**21 Rothschild Drive, Sarisbury Green**  
Southampton, Hampshire SO31 7NS



## Quick View



2 Bedrooms



Garage



1 Living Room



2 Bathrooms



Detached House



EPC Rating C



Parking for Two



Council Tax Band C

## Reasons to View

- This modern built two-bedroom link-detached house really should be on your 'to view' list. With no onward chain, this could be the one to get things moving.
- If a work from home space is needed, the conservatory at the rear offers a really useful and flexible space.
- A big Sunday brunch or lunch will certainly be a temptation as The Orange Grove Hotel is just a short stroll away, luckily so is Holly Hill Leisure Centre so you can burn it all off!
- Enjoy the best of the sunshine throughout the day in the southerly-facing garden with patio and low-maintenance borders.
- There is plenty of room for dining with friends & family in the kitchen, which has integrated appliances, including a dishwasher, washing machine and fridge/freezer.
- With an en-suite to the master in addition to the bathroom, and a second double bedroom, this could be the perfect home to host weekend guests.

## Description

There is room for two cars on the driveway, which leads to the oversized attached brick-built garage. The front door opens into the living room with stairs taking you to the first floor, a central fireplace being the focal point with electric fire and a door opens to a lobby area and the kitchen/dining room to the rear. Off the lobby, there is a walk-in under the stairs' storage cupboard, perfect for the vacuum, ironing board etc. and the ground floor cloakroom, which is equally capacious. The kitchen/dining room spans the rear of the house with fully integrated appliances including an inset four-ring gas hob and eye-level oven, dishwasher, washing machine and fridge/freezer. The gas-fired boiler is hidden away behind a tall cupboard too with space for the bins to be out of sight. A further glazed door leads you into the conservatory, being of brick and glazed construction with a door leading onto the garden.

Upstairs you'll find two double bedrooms, the first bedroom having built-in wardrobes and an en-suite. Bedroom two also has a double-width built-in wardrobe. The family bathroom comprises a white three-piece suite with panelled bath, pedestal wash hand basin and W.C.

Outside, the enclosed rear garden forms an 'L' shape with additional usable space tucked away behind the garage. With a patio area, wooden shed to remain and personnel door to the garage. There is power and light, further rafters storage space and an electric main door. There's even room for the car with two further spaces to the front.

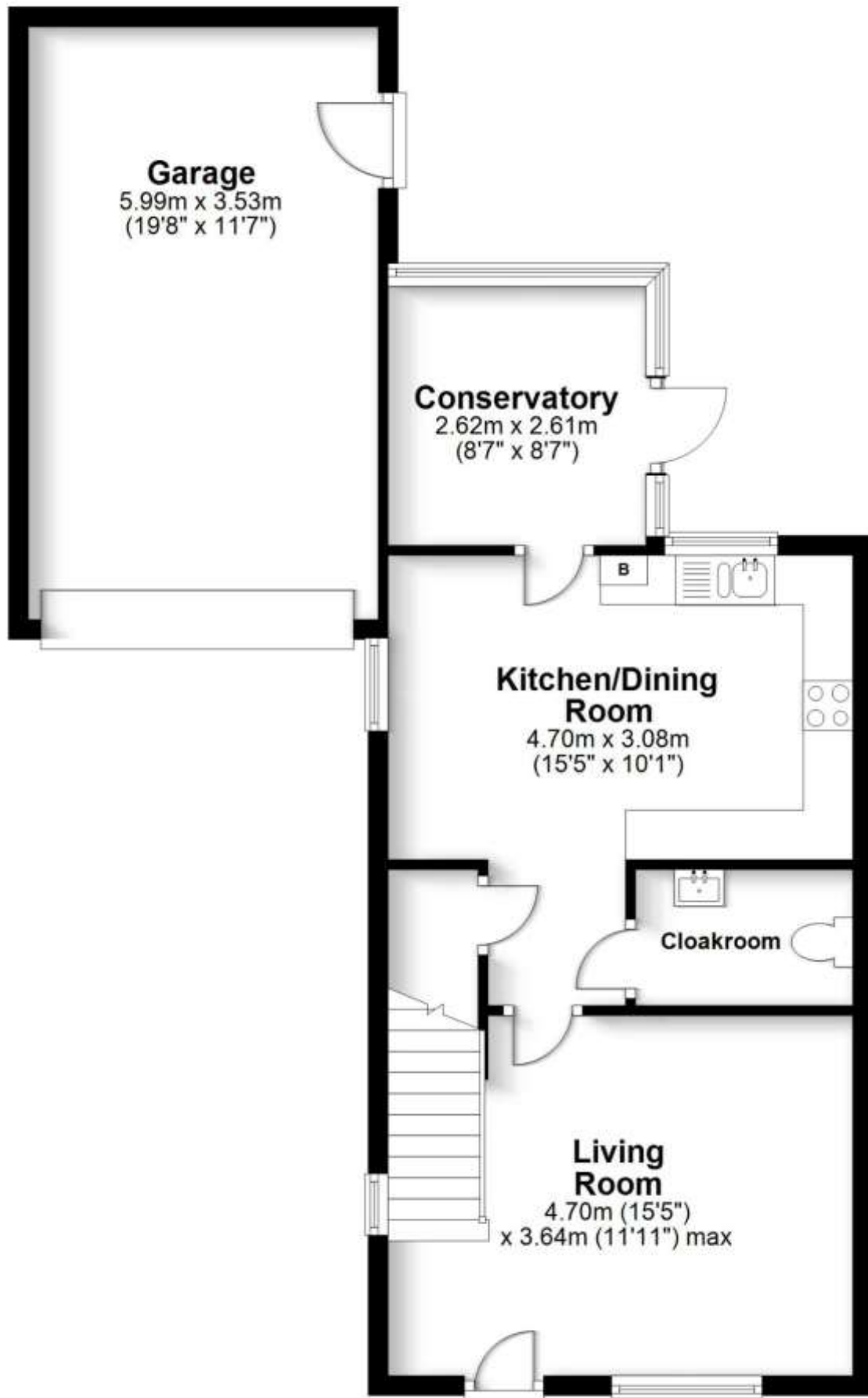
## Other Information

There is an annual estate charge of £396.58 payable to ermc Ltd, which covers maintenance of the communal green spaces, front gardens and front lower window cleaning.

**Directions** <https://what3words.com/curl.careful.heartache>

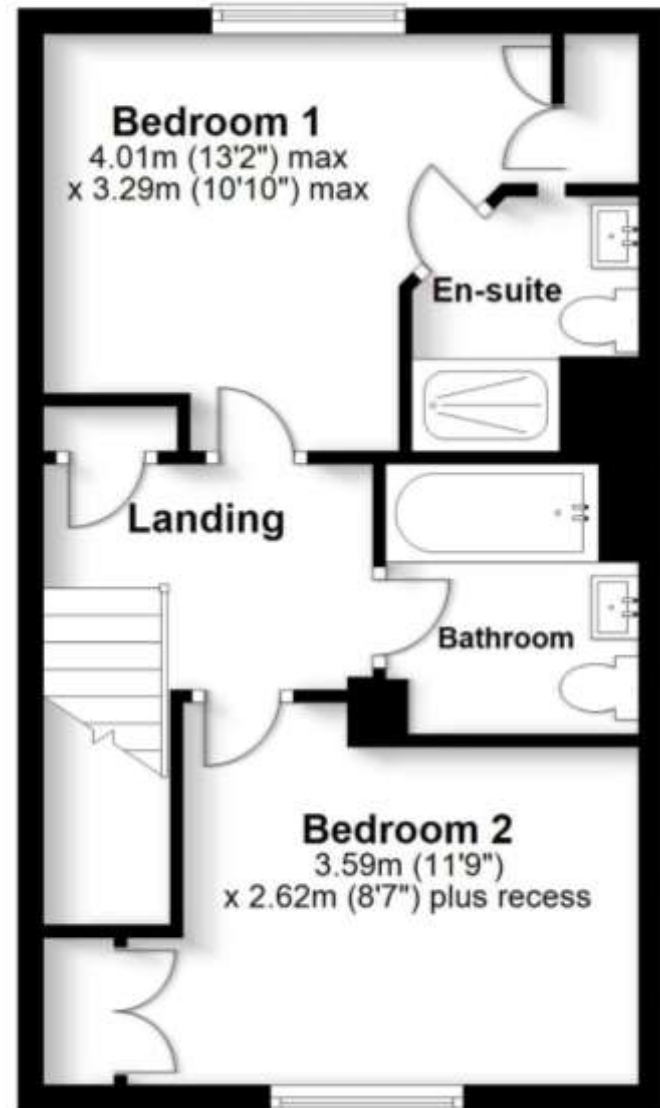
## Ground Floor

Approx. 67.0 sq. metres (721.6 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)  
(excluding unnamed room)



Total area: approx. 104.9 sq. metres (1129.5 sq. feet)

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Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
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