



Addison
ESTATE AGENTS



5 Mackenzie Close, Warsash, Southampton, SO31 9EB
£750,000 Freehold

A SUBSTANTIALLY IMPROVED FOUR-BEDROOM DETACHED HOME, SET WITHIN AN EXCLUSIVE DEVELOPMENT OF JUST EIGHT HOMES, WITH AN IMPRESSIVE EXTENDED KITCHEN/FAMILY ROOM, SOUTH-FACING GARDEN AND PRIVATE DRIVEWAY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Further Information

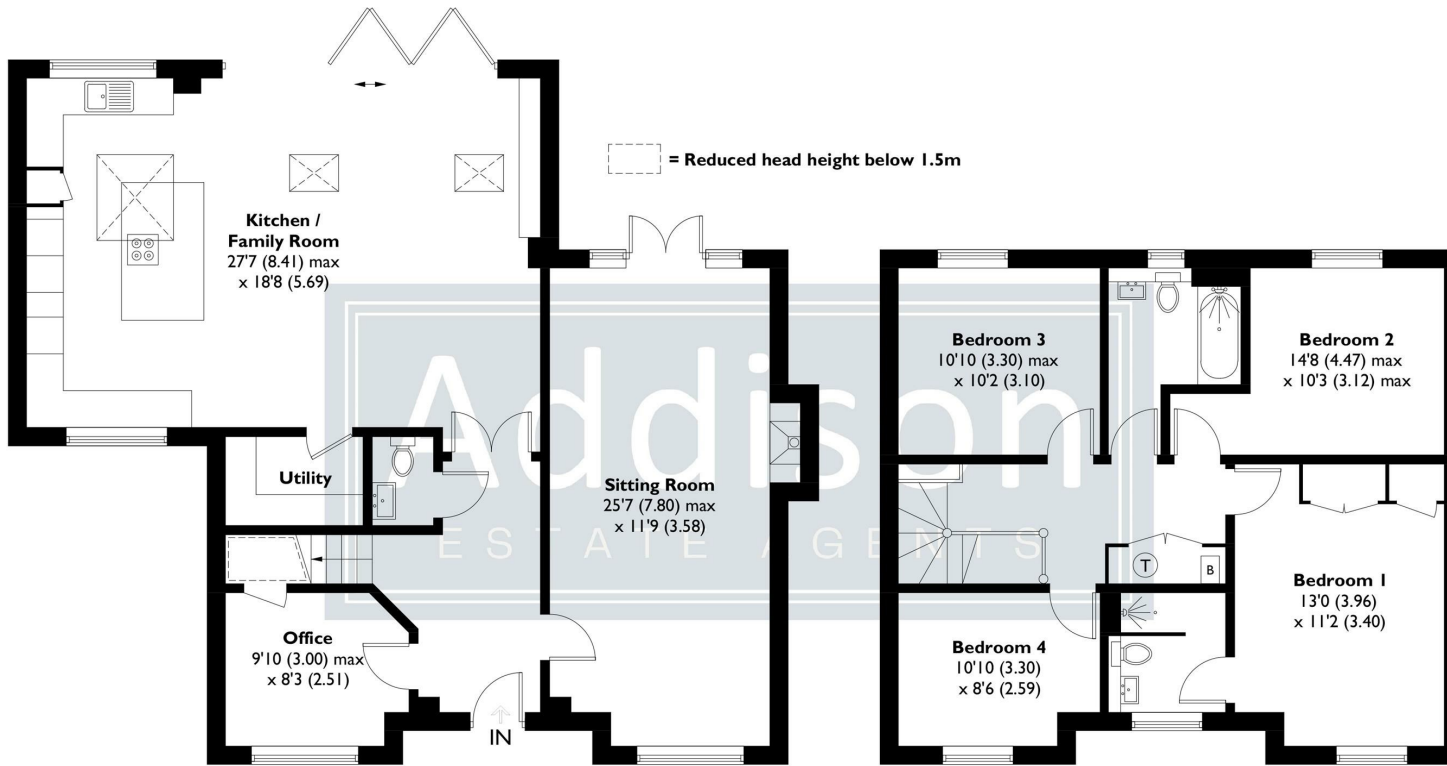
Council Tax Band:
F

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 1839 SQ FT / 170.9 SQ M



GROUND FLOOR 1114 SQ FT / 103.5 SQ M

FIRST FLOOR 725 SQ FT / 67.4 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1336108)
Produced for Addison Estate Agents

- FOUR-BEDROOM DETACHED FAMILY HOME
 - SUBSTANTIALLY IMPROVED AND RECONFIGURED BY THE PRESENT OWNERS
- EXCLUSIVE DEVELOPMENT OF JUST EIGHT HOMES
- PRIVATE ROAD LOCATION IMMEDIATELY OFF DIBLES ROAD
- IMPRESSIVE EXTENDED KITCHEN, DINING AND FAMILY ROOM
- HIGH-QUALITY KITCHEN WITH QUARTZ WORK SURFACES AND CENTRAL ISLAND
- SOUTH-FACING REAR GARDEN WITH EXTENDED PATIO
 - DUAL-ASPECT SITTING ROOM WITH LOG BURNER
- MASTER BEDROOM WITH EN-SUITE AND THREE FURTHER BEDROOMS
 - SHORT AND COMPLETE CHAIN AHEAD – SELLERS HAVE SECURED AN ONWARD PURCHASE

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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