



Addison
ESTATE AGENTS



6 Rothschild Drive, Sarisbury Green, Southampton, SO31 7NS

£465,000 Freehold

This beautifully presented three-bedroom detached home was originally constructed in 2015 by Miller Homes and forms part of the sought-after Admirals Wood development and offered for sale with no forward chain.

The property enjoys an attractive double-fronted design, with a spacious living room to one side and a recently refitted kitchen/dining room to the other. The kitchen has been thoughtfully upgraded by the current owners and offers ample work surface space, generous storage and integrated appliances, with plenty of room for a dining table.

Upstairs, all three bedrooms are well proportioned, with the principal bedroom benefiting from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the current owners have beautifully maintained the rear garden to create a private, low-maintenance outdoor space with attractive planting. To the side of the property is driveway parking for two vehicles leading to a detached garage, with gated side access to the garden.

Admirals Wood is a delightful woodland setting located just off Brook Lane in Sarisbury Green. A wide range of amenities can be found nearby, including the Locks Heath Centre with its comprehensive shopping facilities. Sarisbury Infant and Junior Schools, along with Brookfield Community School, are all within walking distance. Holly Hill Woodland Park, with its scenic walks leading down to the River Hamble and onwards to Warsash and Swanwick, is also close by. The M27 is less than two miles away, while Swanwick railway station provides excellent transport links and is situated under a mile from the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 	

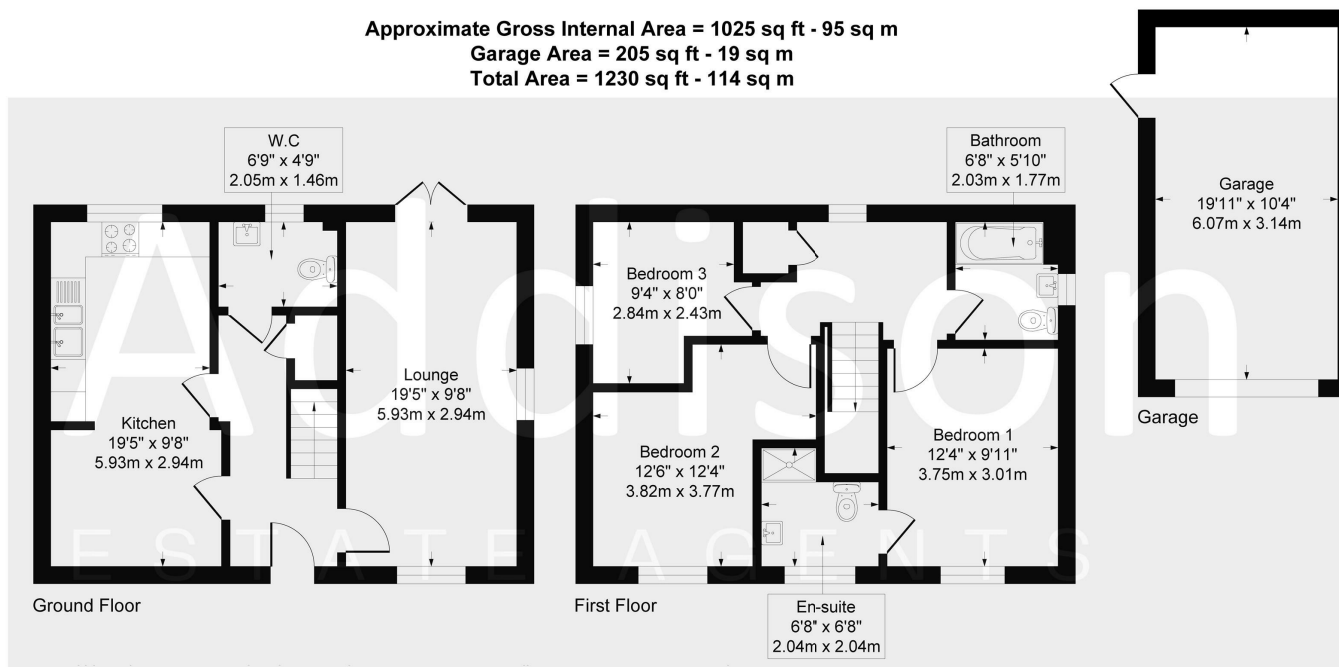
Further Information

Council Tax Band:
D

Estate or Lease Charges if Applicable:



Approximate Gross Internal Area = 1025 sq ft - 95 sq m
 Garage Area = 205 sq ft - 19 sq m
 Total Area = 1230 sq ft - 114 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

- Beautifully presented three-bedroom detached home
- Built in 2015 by Miller Homes
- NO FORWARD CHAIN
- Attractive double-fronted design
- Spacious living room
- Recently refitted kitchen/dining room with integrated appliances
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms and modern family bathroom
- Private, low-maintenance rear garden with attractive planting
- Driveway parking for two vehicles, detached garage and gated side access

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.