



60 Agincourt Drive, Sarsbury Green, Southampton, SO31 7PG

Asking Price £595,000

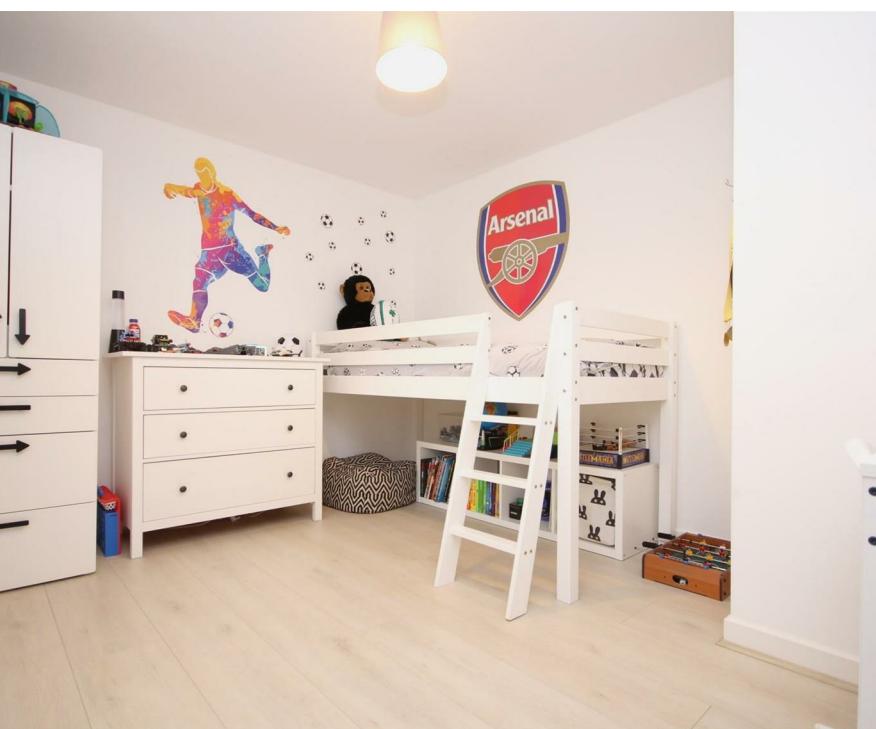


Agincourt Drive | Sarisbury Green  
Southampton | SO31 7PG  
Asking Price £595,000

W&W are delighted to offer for sale this beautifully presented four bedroom detached family home situated in a quiet position within a popular location. Internally the property boasts four bedrooms, dual aspect living room, 20'3ft kitchen/dining room, utility room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property enjoys a landscaped garden, garage & driveway parking.

Agincourt Drive is situated in the popular 'Coldeast Way' development with local amenities of Park Gate and Locks Heath within walking distance, along with Swanwick train station. The property is also within catchment area to the local Sarisbury Junior, Sarisbury Infant & Brookfield Secondary school.





Beautifully presented four bedroom detached family home

Quiet position within a sought after Salisbury Green location

Welcoming entrance hall enjoying attractive tiled flooring flowing into the kitchen/dining room, utility room & downstairs cloakroom

Dual aspect lounge with bespoke fitted storage and shelving

20'5ft Kitchen/dining room with double doors opening out to the garden

Modern re-fitted kitchen enjoying stone worktops, attractive cabinets & large central island unit

Integrated appliances include oven, hob, dishwasher, water softener to remain & space for  
fridge/freezer

Utility room providing additional storage space & plumbing for washing machine

Downstairs cloakroom comprising two piece suite

Galleried landing with built in storage cupboard

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Three additional bedrooms

Modern main bathroom comprising three piece white suite & attractive wall tiling

Landscaped garden laid to artificial lawn, decked sun terrace & raised sleepers with display flowers

Garage & driveway parking

Estate management charge TBC

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

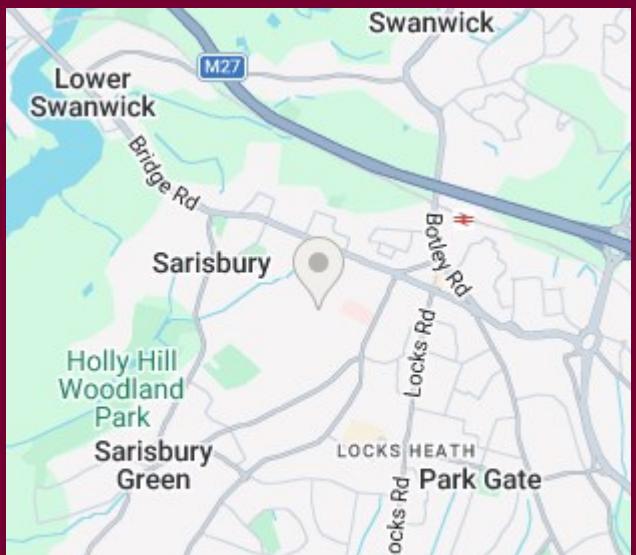
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
640 sq ft (59.4 sq m) approx.

1st floor  
596 sq ft (55.4 sq m) approx.

**TOTAL FLOOR AREA : 1400 sq.ft. (130.1 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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**Council Tax Band - E**

**Tenure - Freehold**

**Current EPC Rating - B**

**Potential EPC Rating - A**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	94
(81-91) B		
(69-80) C		
(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

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