Addison
ESTATE AGENTS

4A Addison Road, Sarisbury Green, Southampton, SO31 7ER

£450,000 Freehold

A SPACIOUS FOUR-BEDROOM DETACHED HOME BUILT IN 2015, OFFERING OVER 1,200 SQ FT OF WELL-PROPORTIONED ACCOMMODATION, GENEROUS PARKING AND A LOW-MAINTENANCE REAR GARDEN.

This attractive detached property offers spacious and versatile family accommodation arranged over two floors and represents excellent value for money.

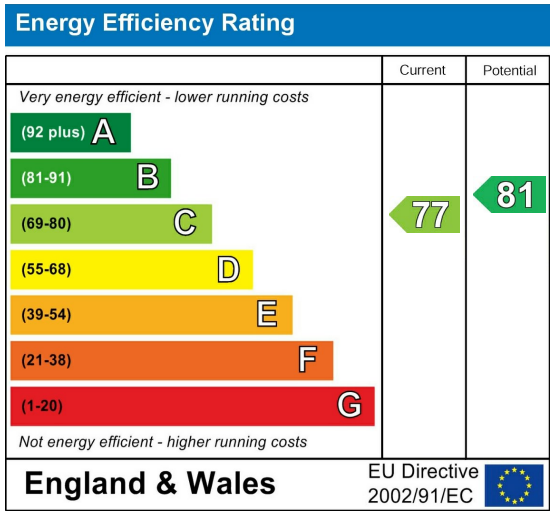
A welcoming entrance hall provides access to a FULL-DEPTH LOUNGE, featuring patio doors opening directly onto the rear garden. To the opposite side is an impressive FULL-DEPTH KITCHEN/DINER, with three windows allowing an abundance of natural light to fill the room. The kitchen also provides access to a useful utility room and downstairs cloakroom.

Upstairs, there are FOUR WELL-PROPORTIONED BEDROOMS, with the principal bedroom benefiting from its own EN-SUITE SHOWER ROOM. A family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The front has been laid with shingle to maximise OFF-ROAD PARKING FOR SEVERAL VEHICLES, while the landscaped rear garden has been designed with ease of maintenance in mind, featuring a paved patio and artificial lawn. The side section also provides a useful storage shed.

With its attractive frontage, generous accommodation, excellent parking and practical garden, this is a superb family home offering a great combination of SPACE AND CONVENIENCE.

The property is also situated within the SCHOOL CATCHMENT AREAS FOR SARISBURY GREEN INFANT AND JUNIOR SCHOOL AND BROOKFIELD SECONDARY SCHOOL, subject to confirmation with the relevant local authority.

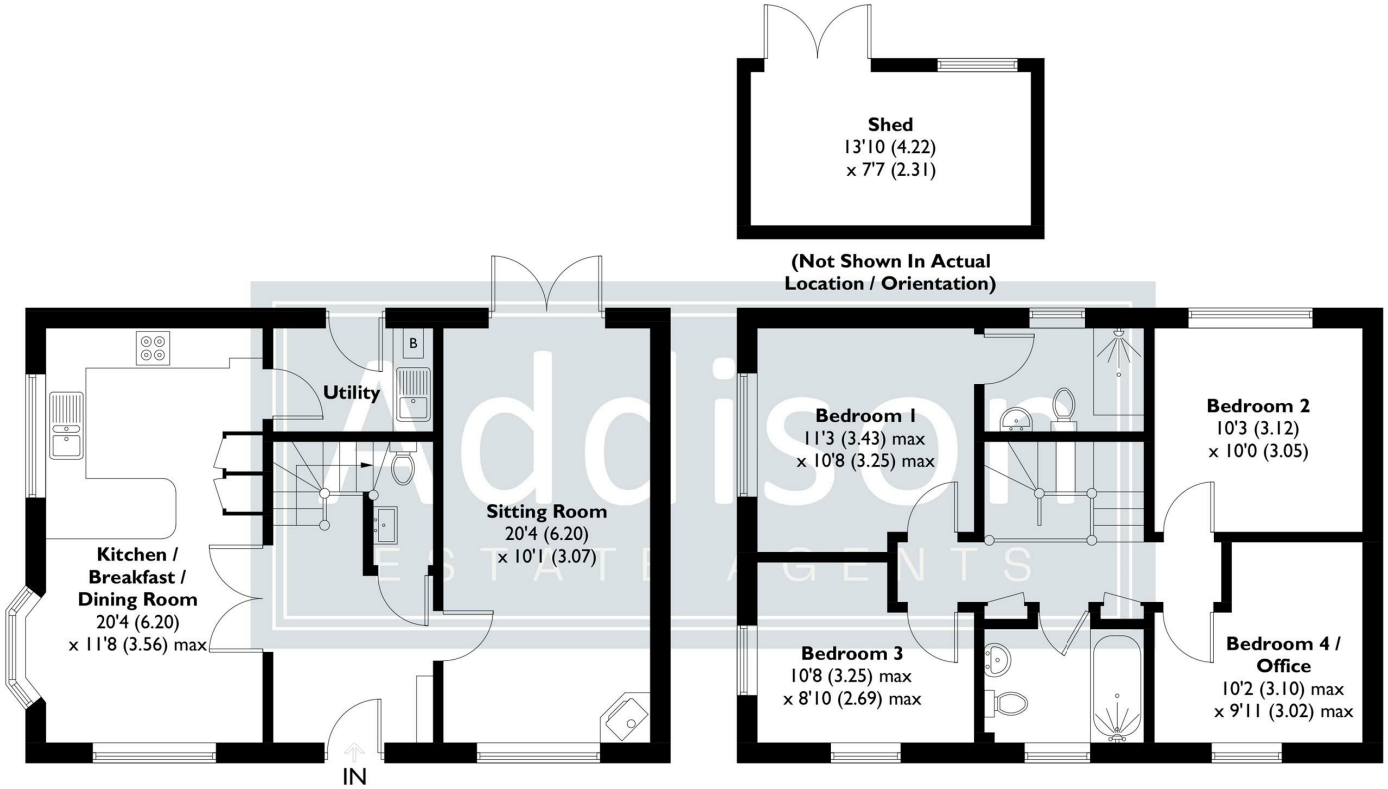


Further Information

Council Tax Band:
E

Estate or Lease Charges if Applicable:

APPROXIMATE GROSS INTERNAL AREA = 1217 SQ FT / 113.1 SQ M
SHED = 104 SQ FT / 9.7 SQ M
TOTAL = 1321 SQ FT / 122.8 SQ M



GROUND FLOOR
613 SQ FT / 57.0 SQ M

FIRST FLOOR
604 SQ FT / 56.1 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 (ID1336141)
Produced for Addison Estate Agents

- FOUR-BEDROOM DETACHED HOUSE
- OVER 1,200 SQ FT OF ACCOMMODATION
- BUILT IN 2015
- FULL-DEPTH LOUNGE
- SPACIOUS KITCHEN/DINER
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- LANDSCAPED LOW-MAINTENANCE REAR GARDEN
- GENEROUS OFF-ROAD PARKING FOR SEVERAL VEHICLES
- - SCHOOL CATCHMENT FOR SARISBURY GREEN INFANT & JUNIOR SCHOOL AND BROOKFIELD SECONDARY SCHOOL

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.

Addison
ESTATE AGENTS

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