



53 Jellicoe Drive, Sarisbury Green, Southampton, SO31 7NW

Asking Price £450,000



Jellicoe Drive | Sarisbury Green
Southampton | SO31 7NW
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W&W are extremely delighted to offer for sale this well presented 2015 built three bedroom detached family home overlooking greenery to the front. Internally the property boasts three bedrooms, triple aspect lounge, triple aspect kitchen/dining room, cloakroom, modern bathroom & modern en-suite shower room to the main bedroom. Outside, the property enjoys a rear landscaped garden, garage & driveway parking.

Jellicoe Drive ideally situated with schools, shops and amenities with in walking distance, Locks Heath Shopping Village is just half a mile away providing a variety of shops and eateries including Waitrose. Transport links are also easily accessed including A27, M27 & Swanwick train station.





Extremely well presented 2015 built three bedroom detached family home overlooking greenery to the front

Sitting on an enviable corner plot offered with no forward chain

Welcoming entrance hall enjoying attractive tiled flooring flowing into the kitchen/dining room, downstairs cloakroom & built in understairs storage cupboard

Triple aspect kitchen/dining room with double doors opening out to the rear garden

Modern kitchen with high gloss units, quartz worktops

Integrated appliances include oven, four ring gas hob, fridge/freezer, dishwasher & washing machine

Triple aspect lounge with double doors opening out to the rear garden & centrepiece contemporary electric remote controlled fire

Downstairs cloakroom comprising two piece white suite

Galleried landing with built in airing cupboard & window overlooking the garden

Main bedroom benefitting from built in wardrobes & en-suite

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

Two additional bedrooms with one benefitting from built in wardrobes

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

Landscaped rear garden enjoying paved patio areas, artificial lawn with display shrubbery/flowers & shed to remain

Garage with power, lighting & personal door out to the garden

Driveway parking

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/>



Garage
200 sq.ft. (18.5 sq.m.) approx.

Ground Floor
499 sq.ft. (46.4 sq.m.) approx.

3rd Floor
500 sq.ft. (46.5 sq.m.) approx.

TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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 - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

| Energy Efficiency Rating | | | |
|---|---|---------|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (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 | | 79 | 83 |
| EU Directive 2002/91/EC | | | |

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