



Brook Lane | Sarisbury Green | SO31 7DR

Asking Price £925,000



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W&W are delighted to offer for sale this well presented five bedroom detached family home approached via electric double gates. Internally the property boasts over 2000 sq.ft providing five bedrooms, three reception rooms, kitchen/breakfast room, utility room, downstairs cloakroom, main bathroom & two en-suite shower rooms. Outside, the property sits on an enviable plot providing 'Hambrooks' front landscaped garden, 80ft rear garden, double garage & driveway parking for ample vehicles.

Brook Lane is 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.







Well presented five bedroom detached family home

Sitting on an enviable plot approached via electric double gates affording access to the block paved driveway, providing parking for up to six vehicles

Welcoming entrance hall enjoying built in storage cupboards

Dual aspect lounge with centrepiece fireplace & double doors opening out onto the rear garden

20'ft Kitchen/breakfast/family room with double doors opening into the conservatory, granite worktops & attractive wood cabinets

Integrated appliances include White Westing House' range cooker, fridge/freezer and dishwasher

Utility room providing additional storage & space/plumbing for appliances

Conservatory with doors out to the rear garden

Snug with walk in bay window to the front

Dining room with window to the front

Downstairs cloakroom

Galleried landing with window to the front and gives access to the loft

space

Main bedroom benefitting from built in wardrobes & en-suite shower room

Guest bedroom also benefitting from built in wardrobes & en-suite shower room

Three additional bedrooms

Modern main bathroom comprising three piece white suite

Landscaped rear garden enjoying two paved seating areas, an outside tap, a section of lawn with mature tree and shrub borders

A pathway leads to the second garden area where there is a large patio with pergola and a sun deck with a built-in BBQ, all with power and lighting

In our opinion the garden offers a great degree of privacy

Detached double garage with loft storage, power & lighting

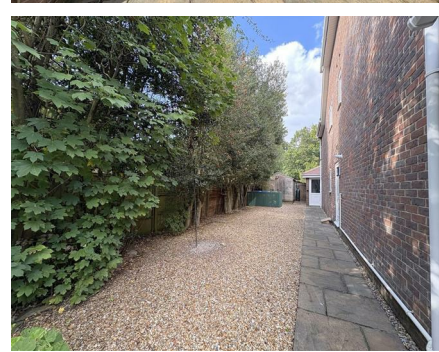
Hambrooks landscaped front garden

Privately owned solar panels

The property is of a traditional brick build and is



Tenure: Freehold
EPC Rating: B
Council Tax Band: F -
£3,126.58 Per Annum





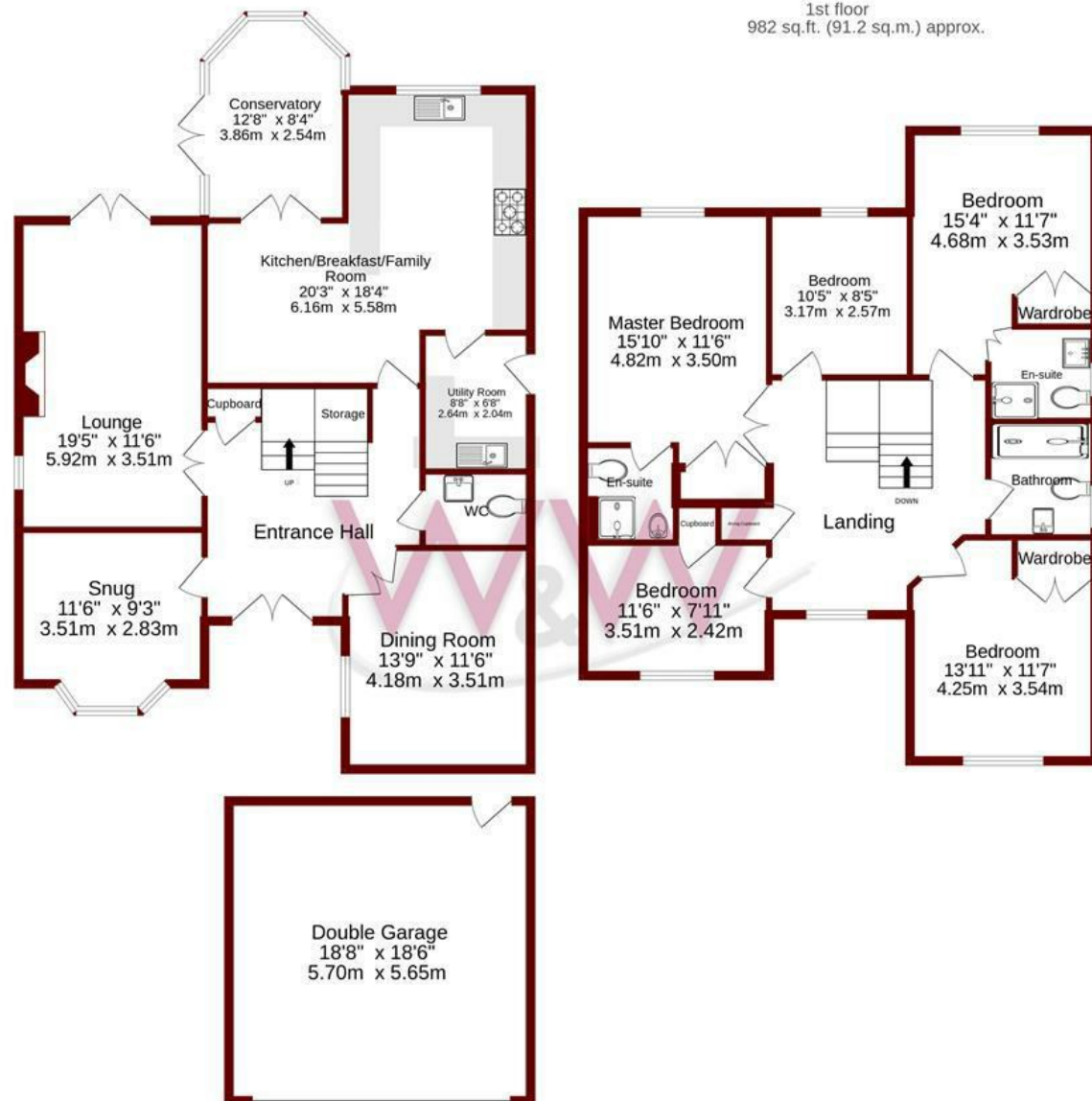
connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by PlusNet

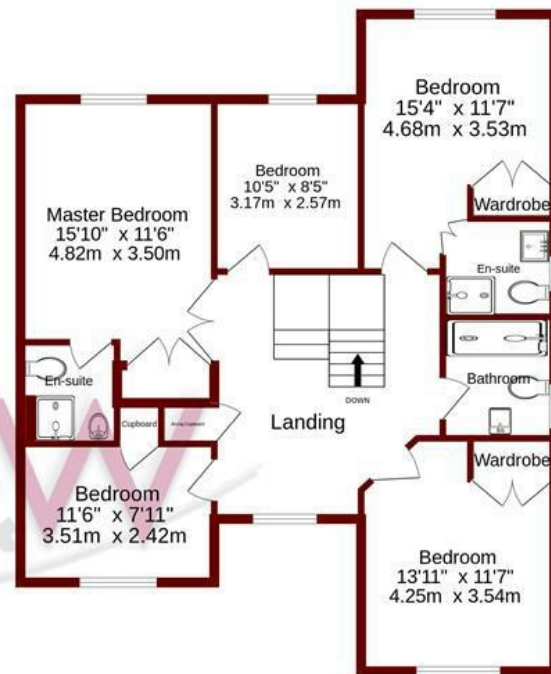
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
1483 sq.ft. (137.8 sq.m.) approx.



1st floor
982 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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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