

Bridge Road,
Sarisbury Green,
Southampton,
Hampshire.
SO31 7EN

750,000



- Wonderful contemporary fitted kitchen opening up to the family room and Orangery.
- Separate one bedroom annex
- Private side gardens and south west facing rear gardens
- Planning permission for car port
- Owner solar panels with a guaranteed income for the next 10 years
- Extensively updated by the existing owners including new fascia soffits, gutters, double glazing, central heating.

Ref: PRA12530



General Description

A delightful four bedroom, two bathroom detached residence, in an exclusive cul de sac in Sarisbury Green. Exceptional living accommodation to the ground floor with 5 separate living areas plus a one bedroom annex.

Accommodation

PORCH

Upvc double glazed door into brick built porch. Inset light. Double glazed opaque Upvc door into hallway.

Hallway

Porcelain tiled flooring. Understairs storage cupboard. Carpeted stairs with balustrade and spindles to first floor. Contemporary vertical radiator. Coving.

CLOAKROOM

Panelled door with chrome fittings. Double glazed opaque window to front. Chrome ladder style heated towel rail. Porcelain tiled flooring. Push button low level WC set in vanity units with cupboards either side. Corner wash hand basin with chrome waterfall basin mixer tap. Tiled splashback.

Study

Panelled door with chrome fittings. Double glazed window to front. Porcelain tiled flooring. Radiator. Coving.

Lounge

Multi pane door from hallway into reception room. Two radiators. Coving. Fitted carpet. Lovely brick fireplace with multi fuel stove, slate hearth and wooden mantelpiece. Double glazed window to side. Large opening to sitting room.

Sitting room

Laminate style flooring. Double glazed windows to side garden and concertina double glazed doors leading to decking area.

KITCHEN/DINING/FAMILY ROOM

Large opening from reception room to this truly wonderful space that is currently utilised as the kitchen/family room leading to the orangery/dining room.

Kitchen area:

Multi pane, part panelled door from hallway with chrome fittings. Double glazed window to side garden. An extensive range of wall to ceiling white flush fitted kitchen units with integrated large fridge and integrated large freezer, pull out larder, range of fitted drawers with concealed secret cutlery drawer, all with soft closing mechanism. Electric under floor heating. Zanussi double oven with Zanussi in built microwave. Ceramic sink and drainer with mixer tap. Zanussi electric hob. Inset spots. Wooden breakfast bar. Vertical radiator.

Family area:

Double glazed windows to garden. Opening up to the Orangery:

Inset spots. Double glazed windows to side and double glazed french doors to second decking area.

UTILITY

Part panelled and multi pane door to utility from kitchen. Double glazed Upvc stable door to side garden. Double glazed window to side. Laminate flooring. Ideal wall mounted central heating boiler. Space for washing machine. Space for tumble drier. Stainless steel sink and drainer with mixer taps, cupboards above. Chrome ladder style heated towel rail. Upvc opaque door to annex.

ANNEX LOUNGE/KITCHEN AREA

Double aspect with double glazed window to front and double glazed opaque french door to side garden. In the kitchen there are fitted base units. Space for fridge. Circular stainless steel sink and drainer with mixer tap. Laminate flooring. Dimmer switch. Wall mounted electric heater. Panelled door with chrome fittings to shower room and panelled door with chrome fittings to bedroom.

ANNEX SHOWER ROOM

Double glazed opaque window to side garden. Low level w.c. Tiled shower cubicle. Pedestal wash hand basin with mixer taps.

ANNEX BEDROOM

Double glazed window to front. Wall mounted electric heater. Dimmer switch. Laminate flooring.

Landing

Half landing with picture arched double glazed window to side. On the landing is a double radiator, access to loft and airing cupboard housing hot water tank and shelving.

Master Bedroom

Double glazed window to garden. Radiator. Coving. A range of fitted triple wardrobes with sliding doors. Panelled folding doors to en suite.

En Suite

Double glazed opaque window to side. Low level w.c. Corner tiled shower with large rainfall effect shower. Inset spots. Tiled walls. Ladder style heated towel rail. Pedestal wash hand basin.

Bedroom 2

Panelled door with chrome fitting. Double glazed window to garden. Radiator. Fitted large double wardrobe.

Bedroom 3

Panelled door with chrome fittings. Double glazed window to front. Radiator. Double fitted wardrobe with mirrored sliding doors.

Bedroom 4

Panelled door with chrome fittings. Double glazed window to garden. Radiator. Coving. Double wardrobes with mirrored sliding doors.

Bathroom

Panelled door with chrome fittings. Double glazed opaque window to garden. Lovely bathroom with a freestanding bath and freestanding chrome mixture tap. Large tiled shower cubicle with rainfall shower and hand held shower attachment. Low level w.c. Wash hand basin set in vanity unit with chrome mixer taps. Tiled flooring. Chrome ladder style heated towel rail.

GARDEN

To the front of the property is a sweeping driveway that can accommodate several cars. The large expanse of grass has planning permission for a car port - planning application number is P/22/1070/FP. The secured double gates then lead to the gravelled side garden with a decking area which in turn leads to the rear south west facing gardens. Mainly laid to lawn with a new right hand panelled fence, newly planted trees to the bottom of the garden and two decking areas

Services

EPC Rating:84

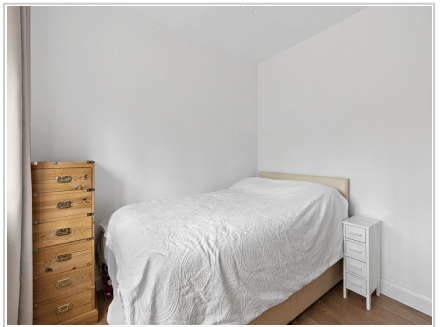
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

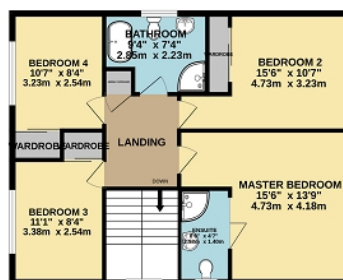




GROUND FLOOR
1372 sq.ft. (127.5 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 2117 sq.ft. (196.7 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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