



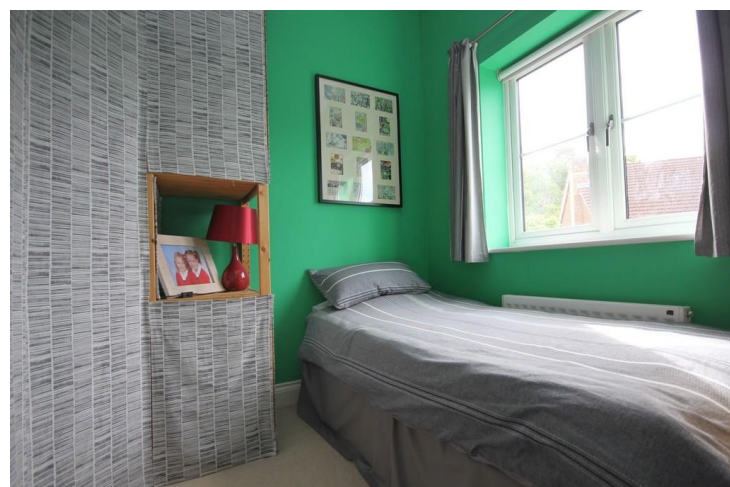
37 Columbus Drive
Sarisbury Green SO31 7LZ

Guide Price Of £525,000





Columbus Drive is set in the Admirals Wood Development in Sarisbury Green with an array of woodland walks, a small lake close by, local shops and Holly Hill Leisure Centre within close proximity. The property is also within catchment area to the local Sarisbury Junior, Sarisbury Infant & Brookfield Secondary school.



Well Presented Five Bedroom Link Detached Family Home

Spacious Entrance Hall With Large Built In Understairs Storage Cupboard

Dual Aspect Lounge With Double Doors Opening Out Onto The Rear Garden & Walk In Bay Window

Downstairs Cloakroom

Dual Aspect Open Plan Kitchen/Dining Room

Built In Appliances Include Oven/Hob With Space/Plumbing For Washing Machine, Dishwasher & Fridge/Freezer

Main Bedroom Enjoying Modern En-Suite Shower Room

Four Additional Bedrooms With Two Being Of A Double Size

Modern Fitted Family Bathroom Comprising Three Piece White Suite & Attractive Tiling

Rear Enclosed Landscaped Garden With Paved Patio Area Perfect For Alfresco Dining, Lawn Area, Raised Flower/Shrubbery Beds

Workshop In The Garden With Electricity

Replacement '2022' Ideal Boiler

Drive Through Carport With Further Parking To The Rear

Estate Management Charge Approx. £300 PA

Walking Distance To Holly Hill Leisure Centre & Local Woodlands

Freehold

Council Tax Band - **E**

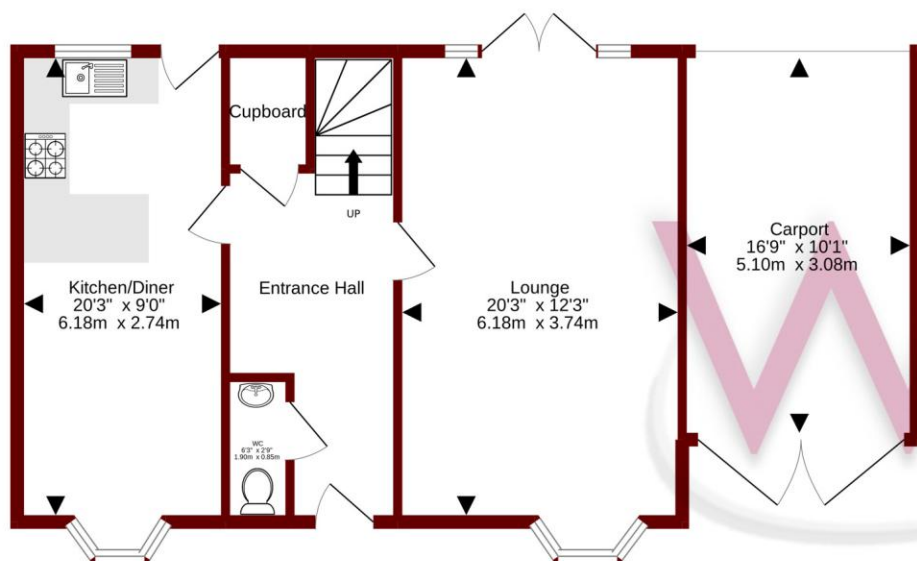
EPC Rating - **TBC**

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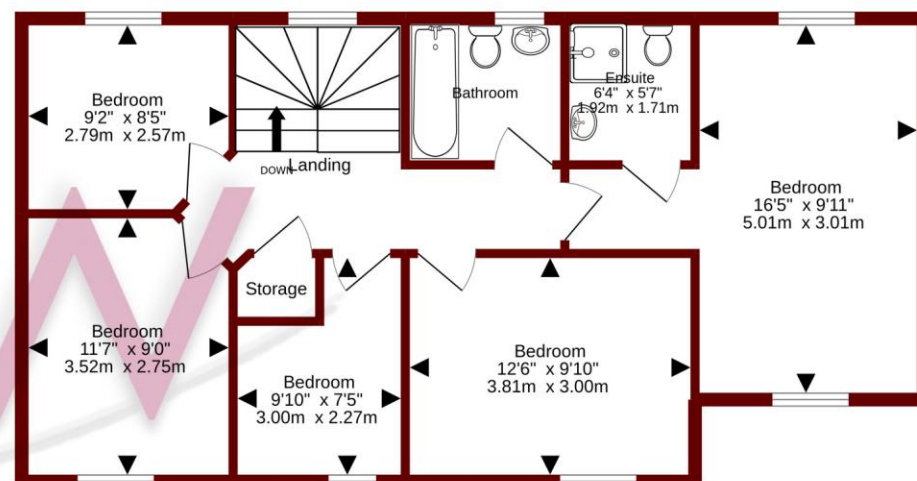
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Ground Floor
762 sq.ft. (70.8 sq.m.) approx.



1st Floor
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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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Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.