



£695,000
Freehold

241 Brook Lane, Sarisbury Green
Southampton, Hampshire SO31 7DL



Quick View

	4 Bedrooms		Double Garage
	3 Living Rooms		2 Bathrooms + Cloaks
	Detached House		EPC Rating F
	Multiple Parking		Council Tax Band D

Reasons to View

- This truly is one of those properties which needs to be seen to appreciate all that's on offer. From the moment you step inside the welcoming, homely feel will have you hooked!
- This secluded west facing and super low maintenance garden is your key to lazy weekends or the freedom to get out and do something exciting instead.
- With a growing population of home-workers the ground floor study will offer a designated office space for those who prefer to avoid the daily commute.
- Parking for multiple vehicles in addition to the double garage will offer a growing family plenty of options for car parking and room for visitors too!
- A good size master bedroom with en-suite will offer the grownups a lovely space of their own to retire to.
- Super convenient location with schools less than a mile away, Swanwick train station just a 10 minute walk and local shops within a few hundred yards.

Description

This property is in a super convenient location for all the family with catchment Sarisbury Primary and Brookfield Secondary schools less than a mile away, Swanwick train station only half a mile walk and local shops within a few hundred yards. Set back off the road with a large driveway and double gates there is ample parking and turning space for numerous vehicles here in addition to the double garage.

The spacious hallway offers a lovely reception area to greet guests and the handy storage cupboard will allow all the shoes and coats to be tidied away on arrival. Off to the left, the study is a good size office space for home workers or maybe a playroom for the little ones. There's a downstairs cloakroom and stairs to the first floor from the hallway as well as doors to the kitchen and sitting room. Quality wood flooring is fitted throughout the reception rooms giving a lovely flow to the ground floor living space. The recessed fire and feature wall in the sitting room will add a lovely welcoming feel to this room when that fire is roaring away on a cold winter's evening. There are double doors out to the garden and it's open plan to the dining area making this a super, family friendly living space – not to mention a great party house!

The kitchen is fitted with a range of cream gloss units complemented by granite worktops, the kitchen offers plenty of storage and preparation space as well as a free standing range oven and space for an American style fridge and slimline dishwasher. Set off the kitchen is a useful utility room housing the wall mounted Vaillant gas boiler and plumbing for the washing machine.

The first floor landing hosts three built in cupboards, one housing the hot water cylinder and doors to the four double bedrooms. The master benefiting from an en-suite shower room whilst the family bathroom has a double ended bath with shower over so there's something to suit everyone – a quick shower in the morning or a long soak after work!

Outside, the westerly facing rear garden is arranged for ease of maintenance with an extensive sandstone paved patio leading onto an artificial lawn. There is a deck area for further seating and raised beds to the rear which is well screened. There are outside electric sockets, a gardener's loo and external storeroom (possible changing room), so this could be ideal if you want to install a hot tub or pool and make this the perfect garden party venue.

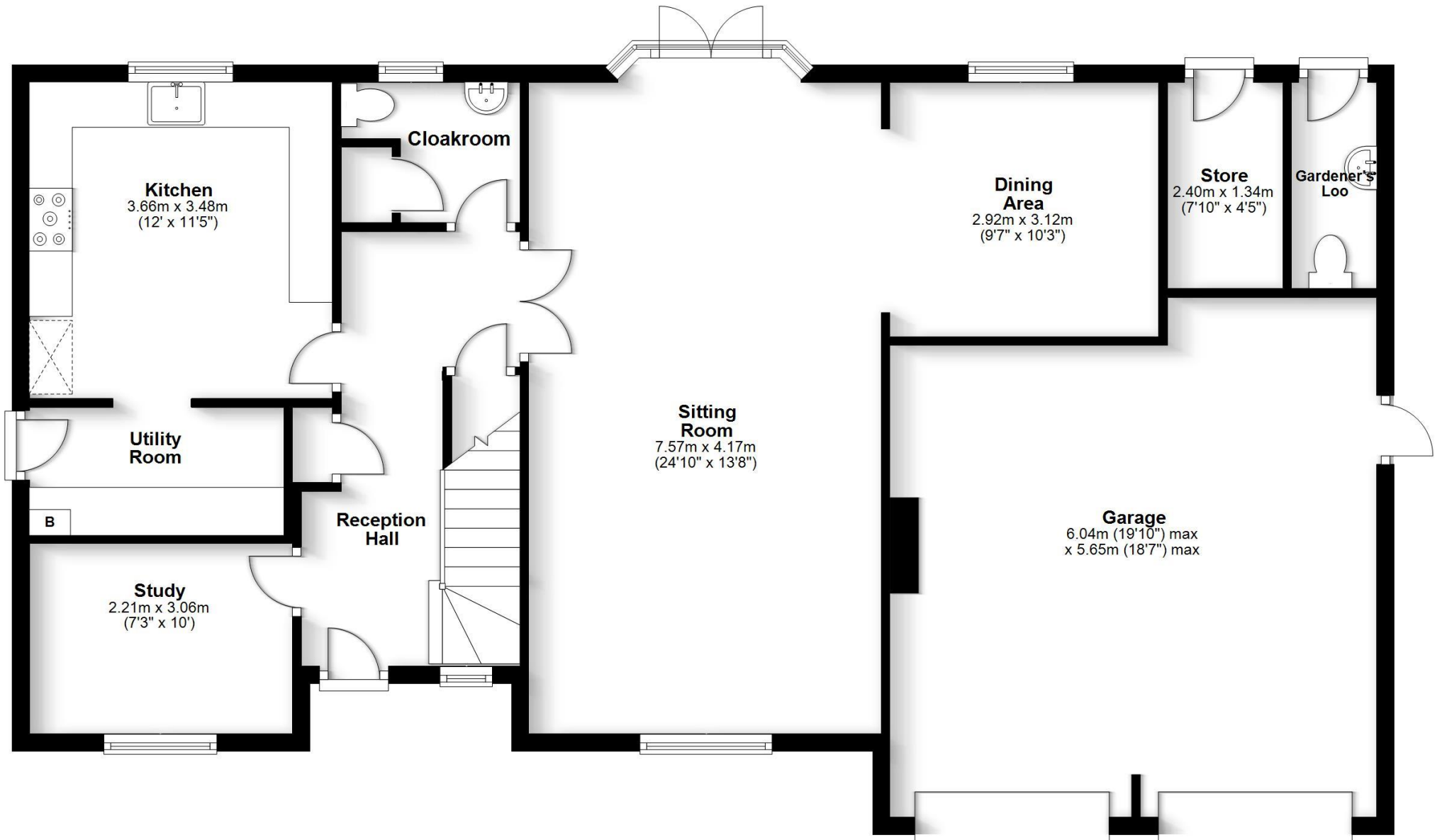
This family home is ready to view and offered with no forward chain, so call today to book your appointment on 01489 579009.

Directions

From our offices in Middle Road turn left onto the Botley Road and immediately left again onto Station Road. At the Esso Garage roundabout take the first left into Brook Lane and the house is the second on the right.

Ground Floor

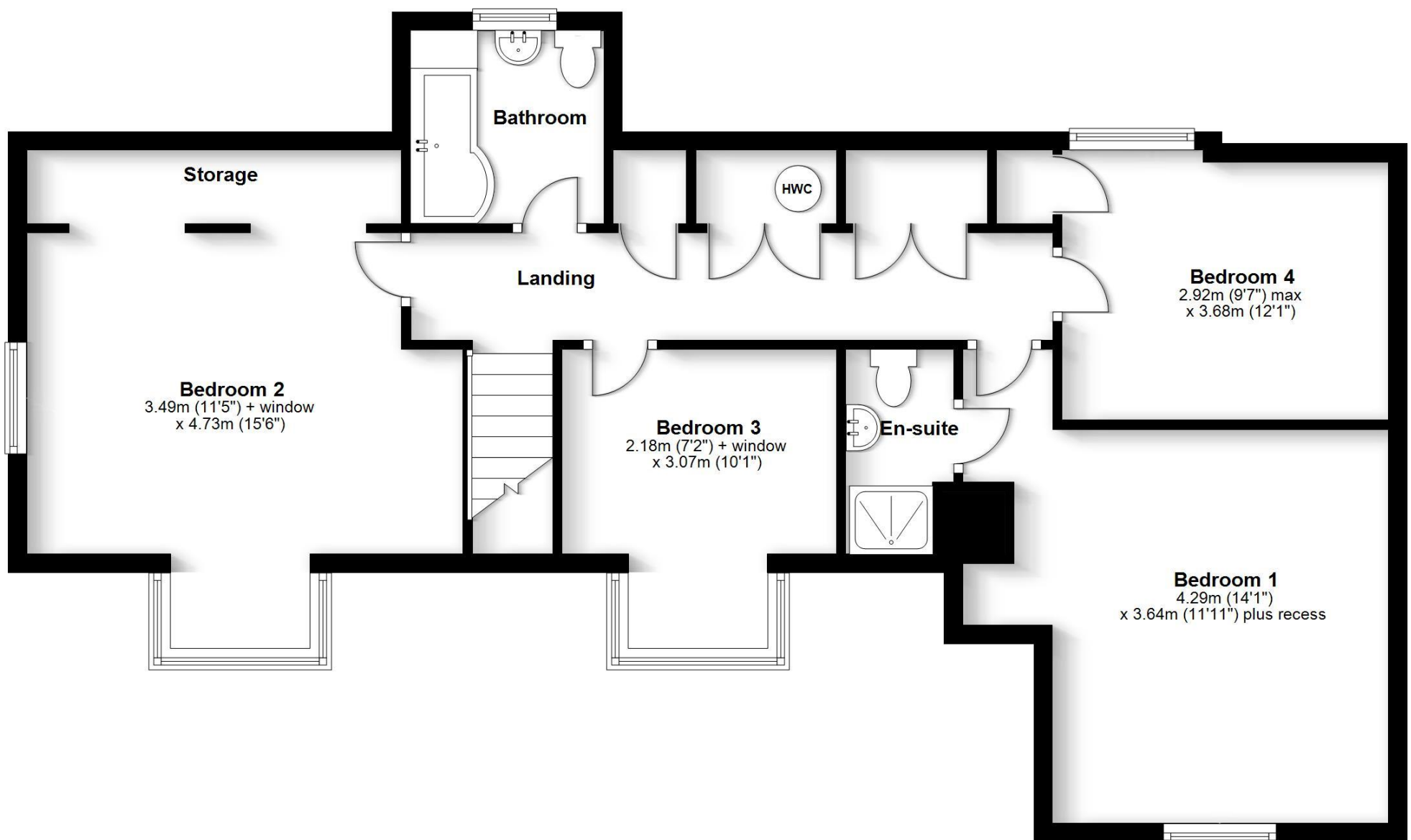
Approx. 122.6 sq. metres (1319.9 sq. feet)



Total area: approx. 203.1 sq. metres (2186.2 sq. feet)

First Floor

Approx. 80.5 sq. metres (866.3 sq. feet)



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