



Guide Price £410,000

Freehold

50 Rothschild Drive, Sarisbury Green

Southampton, Hampshire SO31 7NS



Quick View

	2 Bedrooms		Part Converted Garage
	1 Living Room		2 Bathrooms + Cloaks
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band C

Reasons to View

- Wow, this super smart 2014 built two-bedroom detached house really should be on your 'to view' list.
- If a work from home space is needed the garden room at the rear of the garage will be ideal, it is well insulated for year-round use.
- A big Sunday brunch or lunch will certainly be a temptation as The Orange Grove Hotel is a just short stroll away, luckily so is Holly Hill Leisure Centre so you can burn it all off!
- Enjoy the best of the sunshine through the day in the South/West facing garden with extra space at the end for a patio or veggie plot.
- There is plenty of room for a dining with friends & family in the kitchen which has integrated appliances, including a dishwasher for the pots & pans.
- With an en-suite to the master in addition to the bathroom, and a second double bedroom this could be the perfect home to host weekend guests.

Description

This 2014 built Miller home enjoys a lovely outlook to the front on the Cold East estate off Brook Lane. It's just under half a mile walk to the Locks Heath Shopping Centre and Waitrose to pick up groceries, and a mile to the Swanwick Train Station for trips further afield.

There is room for two/three on the driveway which leads to the detached garage which has been part converted allowing for storage to the front and providing an insulated garden room to the rear with personnel door out to the garden. The front door opens into the living room with quality Karndean flooring which flows throughout the ground floor, making it easy to keep clean but also giving a good feeling of space. Stairs lead up to the first floor landing and a door opens to a lobby area and the kitchen/dining room to the rear. Off the lobby there is a huge under the stairs storage cupboard, perfect for the Hoover, ironing board etc. and the ground floor cloakroom which is equally capacious. The kitchen/dining room spans the rear of the house with fully integrated appliances including dishwasher, washing machine and fridge/freezer in addition to the oven & hob. The Worcester boiler, refitted in 2021, is hidden away behind a tall cupboard too with space for the bins to be out of sight.

Upstairs you'll find two double bedrooms, the master having built in wardrobes and an en-suite with double shower cubicle and Mira shower fitted. Bedroom two has a large recess ideal for wardrobes or a dressing table and sole use of the bathroom.

Outside the rear garden is larger than you would expect as it continues behind the neighbour's garage with an extra patio area perfect for soaking up the afternoon sun. There is a large potting shed which will stay and a variety of mature fruit and ornamental trees and shrubs giving great screening and privacy.

We do not expect this beautifully neat and tidy home to hang around for long so please call us today to book your viewing.

Other Information

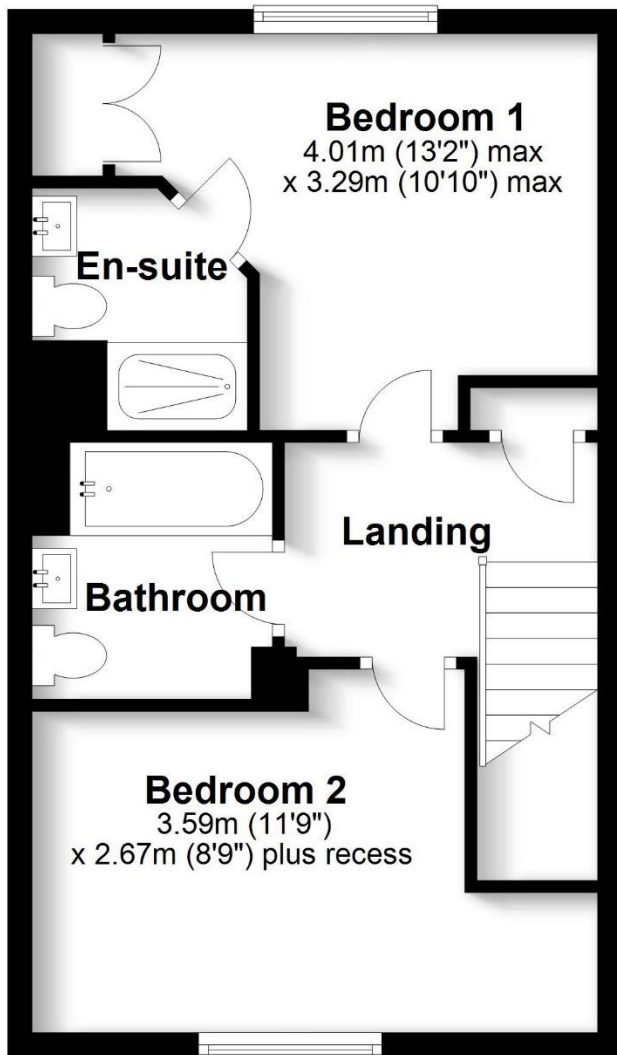
There is an annual estate charge of £311, which covers maintenance of the communal green spaces, front gardens and front lower window cleaning.

Directions

<https://what3words.com/vesting.distanced.december>

First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Bedroom 1

4.01m (13'2") max
x 3.29m (10'10") max

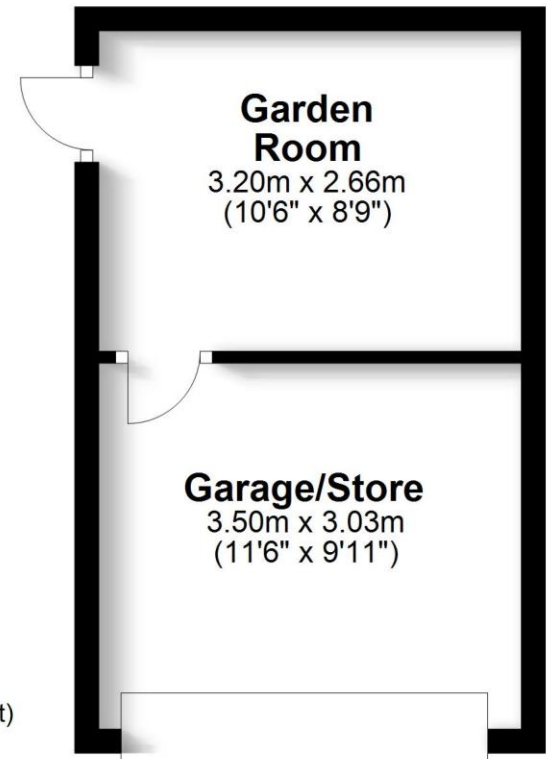
En-suite

Landing

Bathroom

Bedroom 2

3.59m (11'9")
x 2.67m (8'9") plus recess



Garden Room

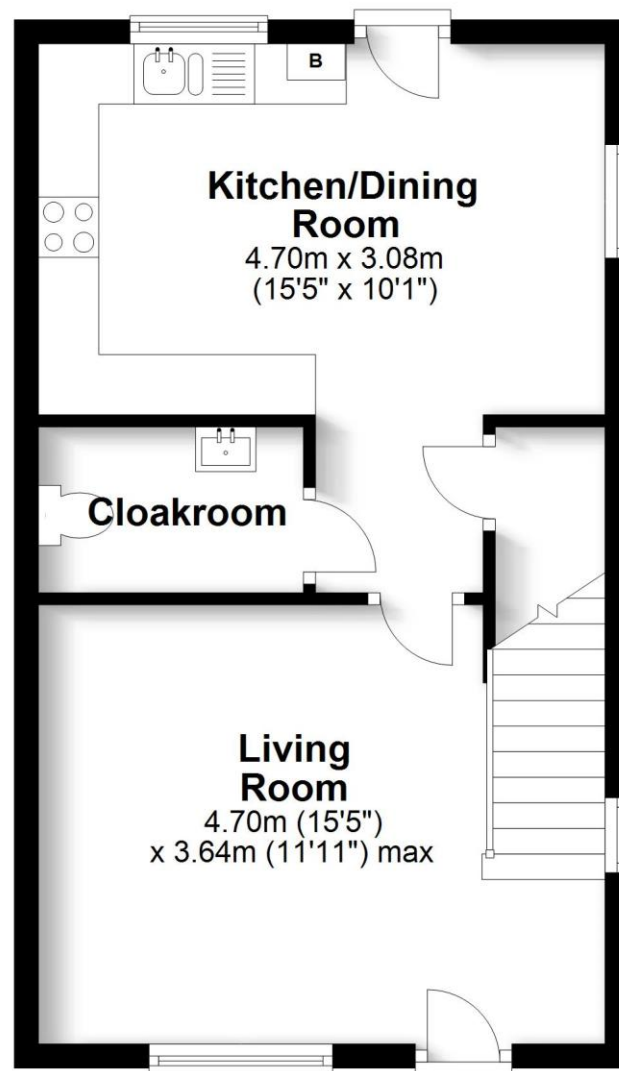
3.20m x 2.66m
(10'6" x 8'9")

Garage/Store

3.50m x 3.03m
(11'6" x 9'11")

Ground Floor

Main area: approx. 38.5 sq. metres (413.9 sq. feet)
Plus garages, approx. 19.5 sq. metres (209.5 sq. feet)



Kitchen/Dining Room

4.70m x 3.08m
(15'5" x 10'1")

Cloakroom

Living Room

4.70m (15'5")
x 3.64m (11'11") max

Main area: Approx. 77.3 sq. metres (832.3 sq. feet)

Plus garages, approx. 19.5 sq. metres (209.5 sq. feet)

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