



RICHMONDS

Dene Close, Sarisbury Green, SO31 7TT

Offers Over £500,000

A fantastic 4-bedroom family home with spacious accommodation. The ground floor has been extended to create a modern kitchen/breakfast room which leads onto the rear garden and is open to the dining room which measures over 21ft in length. There is a good-sized lounge, entrance hallway and a useful utility room/cloakroom. On the first floor there are four bedrooms with the master benefiting from an ensuite shower room and walk in wardrobe and there is a modern family bathroom. Outside there is off road parking and access to the garage and an enclosed rear garden. An internal viewing is highly recommended to fully appreciate the size of accommodation on offer.

Accommodation

Entrance hallway:	Stairs to the first floor, storage cupboard, wooden flooring
Lounge:	15' 0" x 12' 5" (4.57m x 3.78m) French doors to the rear, wood burner, radiator
Dining room:	21' 11" x 8' 7" (6.68m x 2.62m) Full length window to the front, radiator, wooden flooring, open to:
Kitchen/breakfast room:	17' 7" x 11' 8" (5.36m x 3.56m) A vast array of wall & base level units with stainless steel sink & drainer, double oven, induction hob with extractor over, space for American style fridge freezer, integrated dishwasher, breakfast bar unit, French doors to the rear garden, access to utility/cloakroom, wooden flooring
Utility room/cloakroom:	6' 9" x 6' 6" (2.06m x 1.98m) Window, plumbing for washing machine, space for tumble dryer, Wc, wash hand basin

First Floor Landing

	Airing cupboard, loft access
Bedroom 1:	16' 6" x 11' 10" (5.03m x 3.61m) Walk in wardrobe and access to ensuite, window, radiator
Ensuite:	Window to the side, double shower cubicle, wash hand basin, low level Wc, heated towel rail, tiling
Bedroom 2:	12' 9" x 9' 5" (3.89m x 2.87m) Window, radiator, over stair cupboard
Bedroom 3:	10' 11" x 8' 0" (3.33m x 2.44m) Window, radiator
Bedroom 4:	9' 0" x 8' 8" (2.74m x 2.64m) Window, radiator
Bathroom:	Modern suite comprising: Bath with shower & screen over, Wc with hidden cistern, wash hand basin, fully tiled, heated towel rail

Outside

Front:	Off road parking for several vehicles, access to the garage and side pedestrian access to the rear garden.
Rear:	Mainly laid to lawn with decking areas and a patio area at the rear
Garage:	Up & over style door

Other Information

Tenure:	Freehold
Approximate age:	To be advised
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft:	Insulated
Sellers position:	Searching for a property

Local Information

Council tax:	Band E
Local Authority:	Fareham Borough Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone [01489 789933](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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