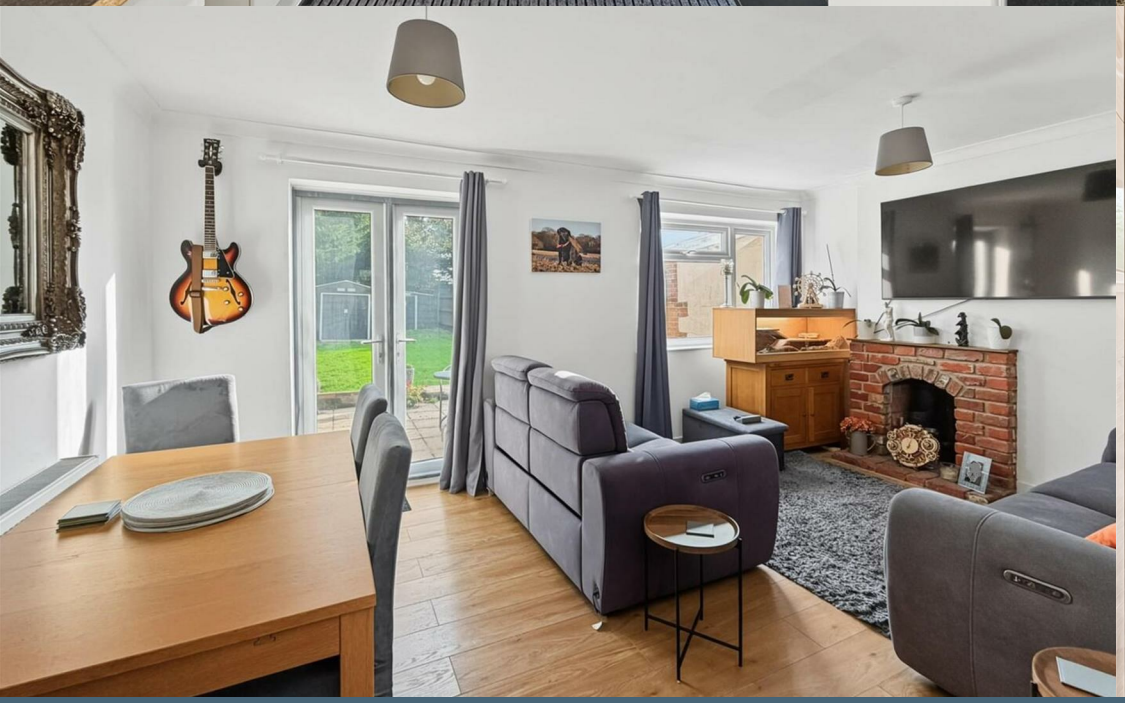

Addison
ESTATE AGENTS









14 Dormy Close, Sarisbury Green, Southampton, SO31 7DD

£345,000 Freehold

A RARE OPPORTUNITY | NEVER BEFORE MARKETED | GENEROUS PLOT WITH EXCEPTIONAL POTENTIAL | THREE DOUBLE BEDROOMS | LARGE CONSERVATORY | EN-SUITE TO BEDROOM TWO | NO FORWARD CHAIN

Offered to the market for the very first time since being built in 1965, this unique family home presents a particularly exciting opportunity. Having remained within the same family since its construction, the property occupies an impressive plot with generous gardens to the front, rear and side, offering considerable scope for future enlargement and improvement, subject to the necessary planning permissions. Several neighbouring properties within the road have already undertaken substantial extensions, demonstrating the potential that this setting can offer.

The existing accommodation is already well proportioned and comprises an entrance hall, a comfortable lounge, a modernised kitchen and a useful downstairs WC. A particularly impressive feature is the large conservatory, which extends the full depth of the property and provides an excellent additional reception space overlooking the rear garden.

On the first floor are three well-sized double bedrooms, with the second bedroom benefiting from its own en-suite facilities, alongside a spacious family bathroom.

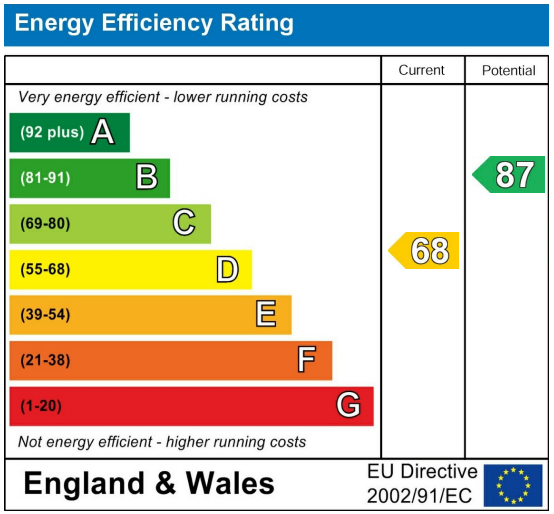
One of the property's most appealing features is its position within a quiet and particularly attractive close of just 18 homes.

The property is also conveniently positioned within walking distance of local shops, amenities and schooling, and falls within the catchment areas for Sarisbury Green Infant and Junior School and Brookfield Secondary School.

With its established family history, generous plot, excellent existing accommodation and exciting potential to create a truly special home, this is an opportunity rarely found in today's market. Offered for sale with NO FORWARD CHAIN.





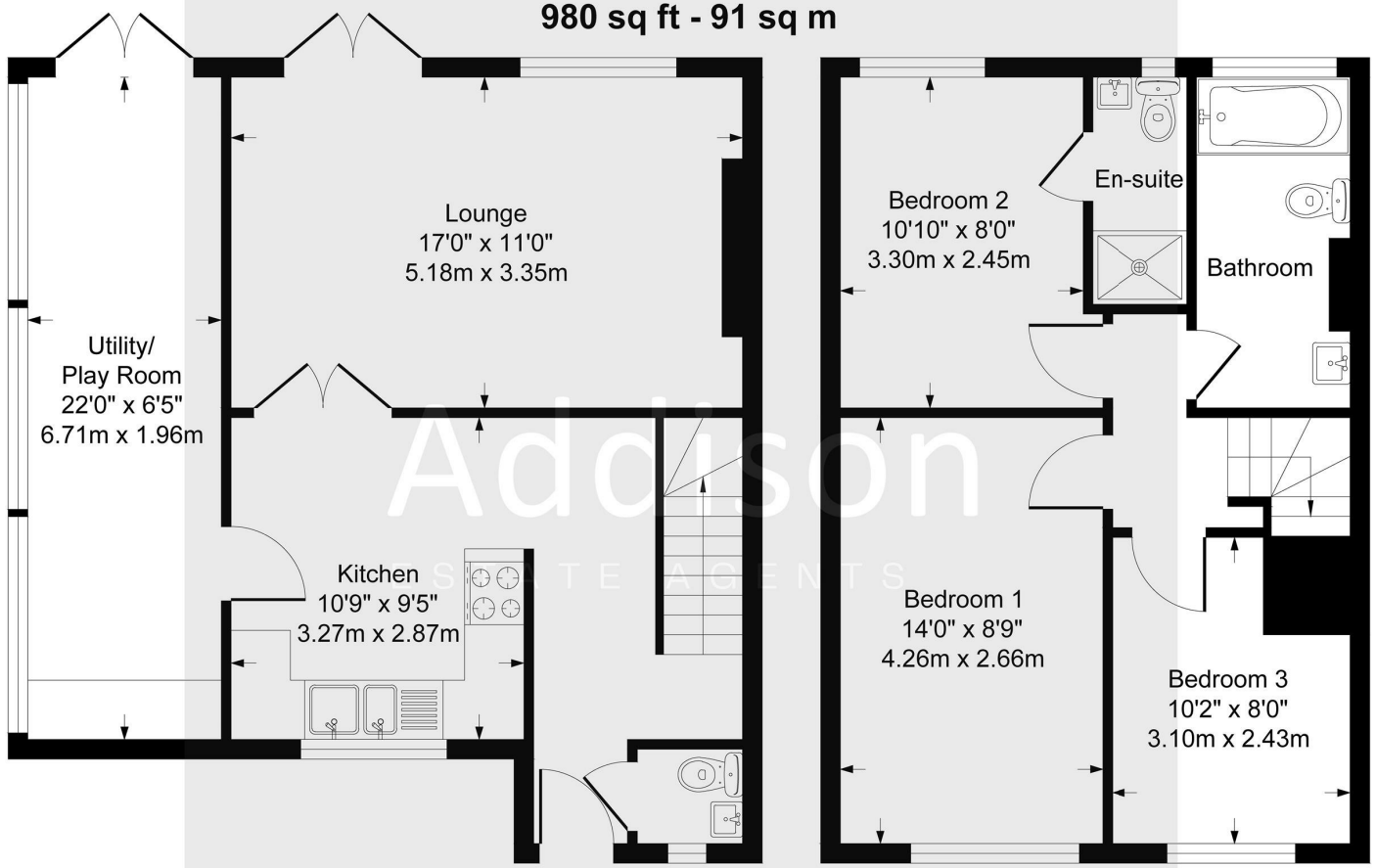


Further Information

Council Tax Band:
C

Estate or Lease Charges if Applicable:

Approximate Gross Internal Area
980 sq ft - 91 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

- Never before marketed, having remained in the same family since being built in 1965.
- Generous plot with substantial gardens to the front, rear and side.
- Excellent potential for further extension and enlargement, subject to planning permission.
- Quiet and established residential close comprising just 18 homes.
- Three well-proportioned double bedrooms.
- En-suite facilities to bedroom two and a spacious family bathroom.
- Large conservatory extending the full depth of the property.
- Modernised kitchen and convenient downstairs WC.
- Within walking distance of local amenities and catchment for Sarisbury Green Infant and Junior School and Brookfield Secondary School.
- Offered for sale with NO FORWARD CHAIN.

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.

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