
Addison
ESTATE AGENTS









11 Badgers Copse, Park Gate, Southampton, SO31 1DN

£535,000 Freehold

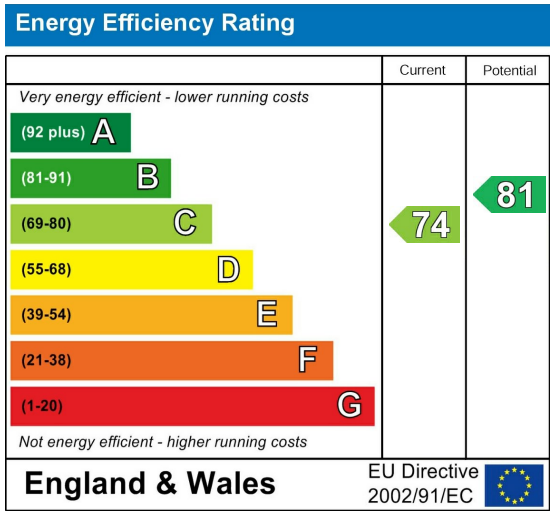
Addison Estate Agents are delighted to offer for sale this beautifully presented four double bedroom detached family home, occupying a sought-after residential position and offered for sale with no forward chain.

The ground floor has been thoughtfully arranged to provide both versatile living and entertaining space. A spacious living room enjoys French doors opening onto the rear garden, while the separate dining room provides the perfect setting for family meals or entertaining guests. The kitchen/breakfast room is well equipped with ample storage and workspace, offering plenty of room for informal dining, while a convenient cloakroom completes the ground floor accommodation.

Upstairs, there are four well-proportioned double bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, creating a practical layout for growing families.

Outside, the enclosed rear garden provides an excellent space for children to play, summer entertaining or simply relaxing, with a patio leading onto a well-maintained lawn. To the front, a driveway provides off-road parking and leads to the integral garage, offering additional storage or secure parking.

Conveniently located close to highly regarded local schools, everyday amenities and excellent transport links, the property is ideally placed for families and commuters alike. Whether you're looking to upsize or searching for your next long-term family home, this property offers an excellent combination of space, practicality and location.



Further Information

Council Tax Band:
E

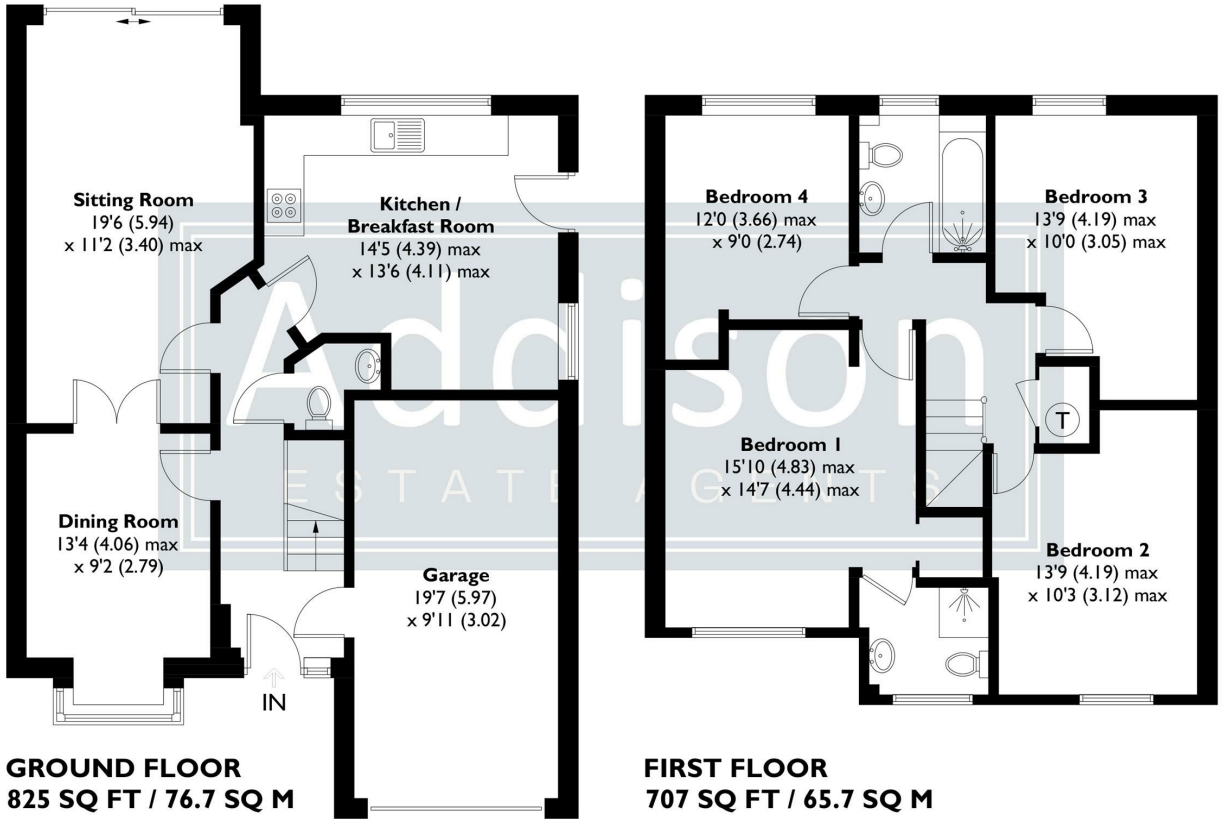
Estate or Lease Charges if Applicable:







APPROXIMATE GROSS INTERNAL AREA = 1533 SQ FT / 142.4 SQ M
(INCLUDING GARAGE)



GROUND FLOOR
825 SQ FT / 76.7 SQ M

FIRST FLOOR
707 SQ FT / 65.7 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1320233)
Produced for Addison Estate Agents

- Beautifully presented four-bedroom detached family home.
- Spacious living room with French doors opening onto the rear garden.
- Separate dining room, ideal for family meals and entertaining.
- Well-appointed kitchen/breakfast room with ample storage and workspace.
- Principal bedroom with en-suite shower room.
- Modern family bathroom serving the remaining three bedrooms.
- Convenient ground floor cloakroom.
- Enclosed rear garden with patio and lawn.
- Driveway providing off-road parking and integral garage.
- Close to highly regarded schools, local amenities and excellent transport links.

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.

Addison
ESTATE AGENTS

01489 668 999
sales@addisonestateagents.co.uk
www.addisonestateagents.co.uk