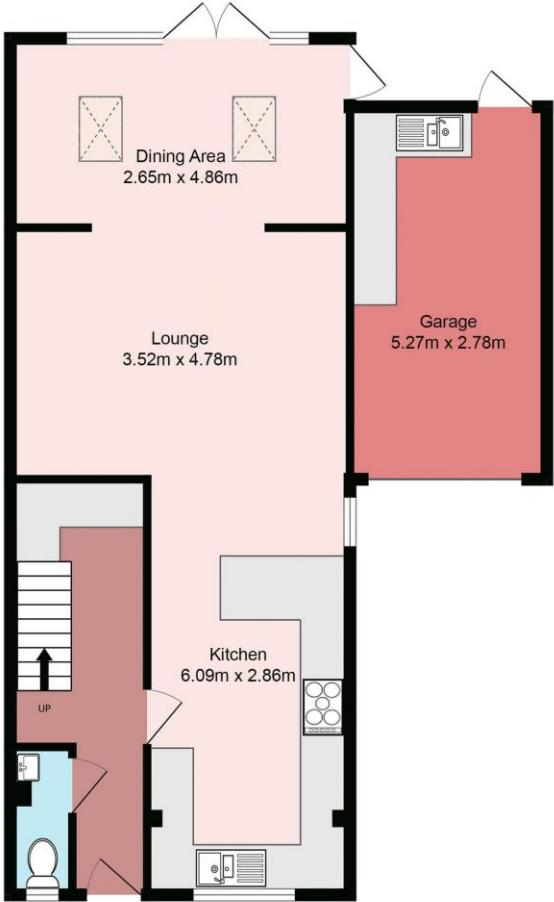


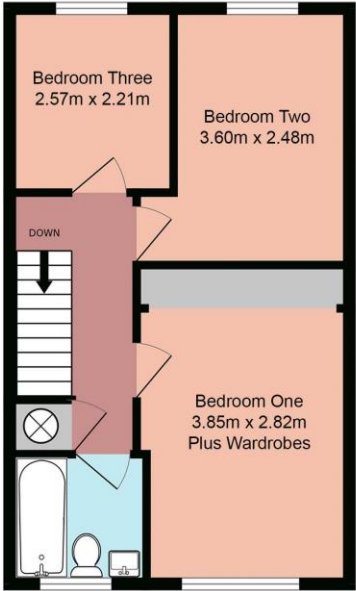


West Totton
£399,950

brantons



Ground Floor
71.6 sq.m. approx.



1st Floor
38.4 sq.m. approx.



Accommodation	
Lounge	11' 7" x 15' 8" (3.52m x 4.78m)
Dining Area	8' 8" x 15' 11" (2.65m x 4.86m)
Kitchen	20' 0" x 9' 5" (6.09m x 2.86m)
Garage	17' 3" x 9' 1" (5.27m x 2.78m)
Downstairs W.C	6' 8" x 2' 5" (2.03m x 0.74m)
Bedroom One	12' 8" x 9' 3" (3.85m x 2.82m) Plus Wardrobes
Bedroom Two	11' 10" x 8' 2" (3.60m x 2.48m)
Bedroom Three	8' 5" x 7' 3" (2.57m x 2.21m)
Bathroom	5' 11" x 6' 4" (1.80m x 1.93m)

Property
Brantons Independent Estate Agents are delighted to offer for sale this extended link-detached family home situated in a desirable cul-de-sac location within the ever popular residential area of West Totton. The ground floor layout begins with an entrance hall that leads to a modern kitchen with breakfast bar, an impressive open-plan living area and dining area with Velux windows. From the hallway there is also a downstairs W.C.
The first floor accommodation consists of three generously proportioned bedrooms and a contemporary family bathroom. To the front of the property is a tandem length driveway leading to a garage, and at the rear is the garden. The garden is laid to lawn with covered seating pergola and offers a good degree of privacy and seclusion. No forward chain is offered, and Brantons advise that to fully appreciate the location and impressive accommodation on offer, an early internal inspection comes highly recommended.

Features
<div><div><ul style="list-style-type: none">Extended Link-Detached Family HomeThree Generously Proportioned BedroomsSpacious Open-Plan Living AreaDining Area With Velux Windows & French DoorsModern Kitchen With Breakfast Bar</div><div><ul style="list-style-type: none">Downstairs W.CContemporary BathroomDriveway Parking Leading To GaragePrivate Enclosed Rear GardenDesirable Cul-de-sac Location</div></div>

Information	Distances
Local Authority: New Forest District Council	Motorway: 3.1 miles
Council Tax Band: D	Southampton Airport: 10.4 miles
Tenure Type: Freehold	Southampton City Centre: 6.4 miles
School Catchments	New Forest Park Boundary: 0.4 miles
Infant: Hazel Wood	Train Stations
Junior: Foxhills	Ashurst: 2.8 miles
Senior: Hounslowdown	Totton: 1.8 miles

Directions
From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. Take the first left onto Swallow Close. At the end of the road turn right into Roundhouse Drive.

Energy Performance
<div><div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div><div><div>Energy rating</div><div>Totton SOUTHAMPTON</div><div>Valid until</div><div>Certificate number</div></div><div>Property type</div><div>Total floor area</div><div>Rules on letting this property</div><div>Properties can be rented if they have an energy rating from A to E.</div><div>If the property is not a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency standards (EPC ratings).</div><div>Energy efficiency rating for this property</div><div>See how to improve this property's energy performance.</div><div>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</div></div>

