

£325,000
Totton SO40 9EF

DELIGHTFUL DETACHED!! This family home is light and bright set in a great area with good schools close by. There is potential to add value and change this home to suit you, for example by opening up the kitchen and dining room into one large room. Alternatively you could extend to the side into the spacious driveway (STC). These properties don't become available often so call today to BOOK YOUR TOUR!!

- Detached Home
- Bright Lobby
- Sunny Front Reception
- Dining Room
- Kitchen Overlooking Garden
- Three Large Bedrooms
- Family Bathroom
- Separate WC
- Driveway To Side

Totton is situated to the Eastern Edge of the New Forest with Southampton City to the West. Once claimed to be the largest village in England Totton now benefits from many shops, bars and restaurants, whilst also having beautiful walks with both the New Forest and the River Test close by.

This home has a lovely mature garden to the front and has loads of kerb appeal. There is driveway to the side which runs to the rear of the property where the garage has been converted into a workshop. The space to the side is ideal for you to extend into (STC). To the rear there is a lovely enclosed green garden with mature planting and shrubs, a tranquil oasis at the end of your day!

You enter the property through a bright and sunny lobby and proceed from there to a spacious hallway. To the right a sunny reception room with fireplace. Behind this is a dining room which opens into the kitchen, both of which enjoy garden views. This area is ideal to add value by opening the dining room to the kitchen to create one large space. Upstairs there are 3 well proportioned double bedroom all of which enjoy lovely views with a contemporary bathroom and separate WC.

Front Reception - 14' 8" x 10' 5" (4.46m x 3.18m)

Dining Room - 9' 0" x 7' 10" (2.75m x 2.40m)

Kitchen - 9' 9" x 8' 11" (2.97m x 2.72m)

Master Bedroom - 11' 0" x 10' 4" (3.35m x 3.15m)

Bedroom Two - 10' 6" x 9' 11" (3.19m x 3.01m)

Bedroom Three - 9' 1" x 6' 11" (2.78m x 2.12m)

Energy Performance Certificate

5 The Drive, Totton
SOUTHAMPTON
SO40 9EF

Dwelling Type: Detached house
Date of Assessment: 24/05/2008
Date of Certificate: 05/05/2008
Reference Number: 0748-2884-6660-0726-5085
Total Floor Area: 78 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
B	A	B	A

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy Use	508 kWh/m ² per year	456 kWh/m ² per year
Carbon dioxide emissions	6.0 tonnes per year	5.4 tonnes per year
Lighting	£70 per year	£39 per year
Heating	£502 per year	£453 per year
Hot water	£184 per year	£109 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about others available to help make your home more energy efficient, call 0800 512 012 or visit www.energy-saving-trust.org.uk/home





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Charles Carr would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position for you.

Bitterne (Flagship)
5 West End Road . Southampton . SO18 6TE
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Bitterne Precinct (Lettings)
367 Bitterne Road . Southampton . SO18 5RR
☎ 023 8083 9280 ✉ lettings@charlescarrproperty.co.uk

Eastleigh (Sales)
23 High Street . Eastleigh . SO50 5LF
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Woolston (Sales)
5 The Colonnade . Bridge Road . Southampton . SO18 6TE
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

The Drive
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