



1 Kirk Gardens | £525,000
Totton, Southampton, SO40 9UZ





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Summary

This attractive detached family residence is conveniently situated within a popular cul-de-sac offering well proportioned and stylish accommodation close to well regarded local schooling and amenities with easy access to commuter links. The four bedrooms available include the master bedroom with luxury en-suite shower room as well as the luxury family bathroom. Bedroom four is currently fitted out as a dressing room with floor to ceiling fitted wardrobes. The generous sitting and dining room extend to the adjoining conservatory with under floor heating allowing use all year round. A useful study is situated on the ground floor with a stylish kitchen breakfast room offering a range of integrated appliances and granite work surfaces. Extensive parking is available to the front and rear of the property complemented by the detached double garage. The enclosed and private rear garden is perfect for entertaining with an enclosed front garden creating additional outside space



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 799 SQ FT / 74.2 SQ M
FIRST FLOOR = 587 SQ FT / 54.5 SQ M
GARAGE = 351 SQ FT / 32.6 SQ M
TOTAL = 1737 SQ FT / 161.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1051537)

Summary

- An impressive detached family home
- Four bedrooms with an en-suite shower room to bedroom one
- Stylish and modern family bathroom and en-suite shower room
- Cul-de-sac location
- Spacious sitting / dining room with heated conservatory adjacent
- Modern fitted kitchen/ breakfast room with integrated appliances
- Extensive off road parking at the front and rear of the property
- Detached double garage
- Enclosed gardens to the front and rear

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

The covered entrance and part glazed front door opens into the welcoming entrance hall, fitted with quality oak effect flooring complementing the stylish decor. A study and cloakroom are accessed from the entrance hall with the generous open plan sitting, featuring a bay window to the front aspect, with ample space for seating and dining. Sliding patio doors open into the conservatory with under floor heating and bespoke blinds, enjoying views over the garden. The modern kitchen/breakfast room offers an extensive range of white gloss wall and base units with contrasting granite work surfaces and breakfast bar. Integrated appliances include a dishwasher, wine cooler, microwave, a free standing Samsung Fridge/freezer and a range style cooker with extractor hood over. Additional storage is available in the under stairs cupboard with plumbing for a washing machine. French doors open into the dining room as well as a side door to the garden.

First Floor

The first floor landing allows access to the loft space via a hatch and hosts the shelved airing cupboard with gas fired boiler. Bedroom one is a generous double room with a recess for storage and a fully tiled en-suite shower room with a dual head shower, wc, wash basin and heated towel rail. Bedrooms two and three are double rooms with bedroom two boasting built in wardrobes. Bedroom four has been fitted out as a dressing room with fitted floor to ceiling wardrobes. The luxury and fully tiled family bathroom comprises a panelled bath with dual head shower over, wall mounted wash basin, wc and heated towel rail.

Parking

Extensive off road parking is available to the front and rear of the property with a neatly edged block paved area and additional gravel area at the front. To the rear there is parking for at least two vehicles in front of the detached double garage fitted with power, light and two roller doors.

Outside

The enclosed and private rear garden is ideal for entertaining with a central lawn surrounded by a paved seating area and a covered seating area to the rear of the garage. The frontage also offers an enclosed garden currently set up as a children's play area.

Location

Hounslow is a popular residential suburb of Totton set just outside the New Forest boundary populated with a pleasant blend of individual homes of varying ages, style and value. Excellent transport links include a mainline rail service to London Waterloo from Totton railway station and easy access to the M27 at junctions 2 or 3. Hounslow remains popular with families keen to capitalise on the excellent local schooling with Eling tide Mill and the Waterside close by.

Terms & Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Secondary School

Hounslow Academy

Council tax

Band F - New Forest District Council

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