



80 Water Lane | £395,000
Totton, Southampton, SO40 3DN





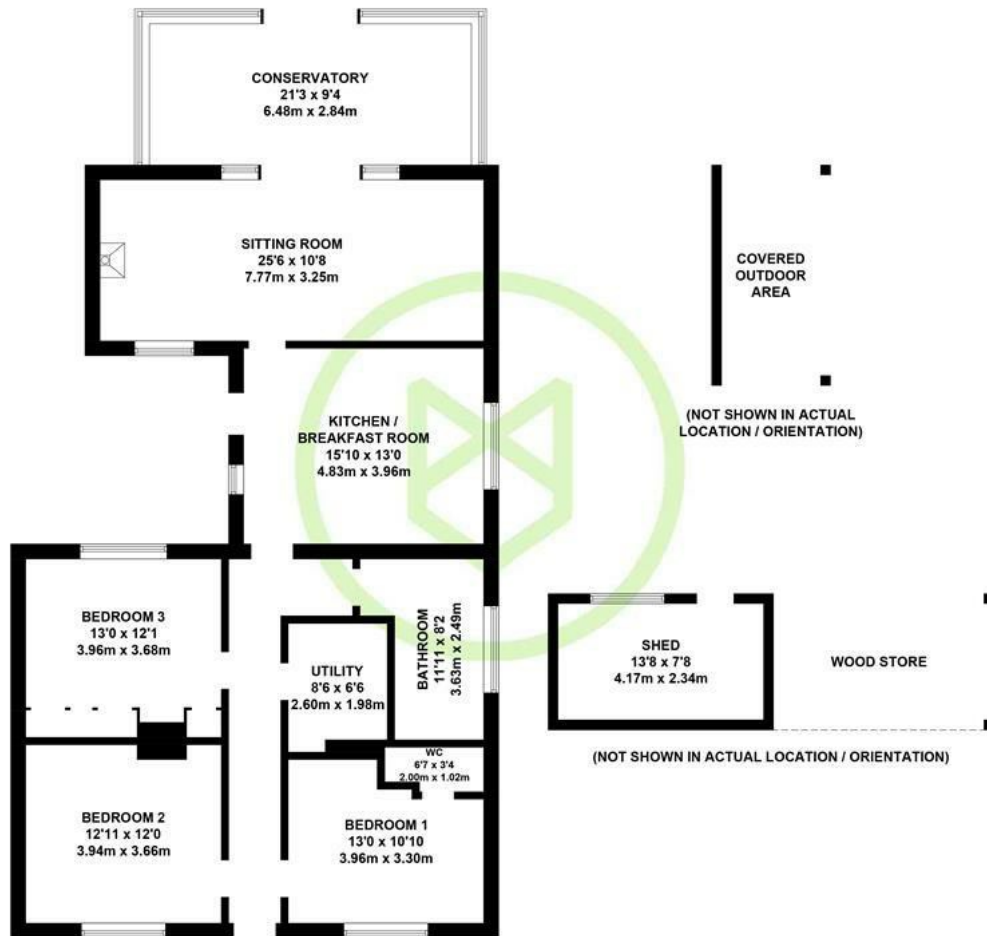
80 Water Lane
Totton, Southampton, SO40 3DN

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Summary

Conveniently positioned within easy reach of Totton town centre and its wealth amenities is this detached and extended bungalow offering a versatile arrangement of accommodation. This well loved home boasts three double bedrooms with an en-suite shower room and a generous family bathroom. The kitchen breakfast room features a central island with the sitting dining room adjacent and a multi fuel stove as a focal point. The adjoining conservatory provides additional reception space and overlooks the mature and private rear garden with a covered BBQ area, workshop, log store and timber garden shed. Off road parking is available for two vehicles.



APPROXIMATE GROSS INTERNAL AREA = 1453 SQ FT / 135.0 SQ M
SHED = 104 SQ FT / 9.7 SQ M
TOTAL = 1557 SQ FT / 144.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1073935)

Summary

- A detached and extended bungalow
- Versatile arrangement of accommodation
- Three double bedrooms with en-suite shower room
- Generous kitchen/breakfast room with central island
- Spacious sitting/dining room with multi fuel log burning stove
- Large conservatory overlooking the garden
- Private and mature rear garden
- Covered BBQ area, workshop, log store and timber shed
- Off road parking for two vehicles

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Accommodation

A part glazed composite door opens into the welcoming entrance hall with two double bedrooms either side of the hallway, one benefitting from an en-suite shower room. Bedroom one is also a generous double room with a range of bespoke fitted wardrobes and drawer units. The family bathroom comprises a 'P' shaded bath with dual head shower over, WC, wash basin and heated towel rail. Adjacent is a utility/storage room with plumbing for white goods. The spacious kitchen/breakfast room features a central island/breakfast bar with a range of integrated appliances which include an eyelevel double oven, microwave and five burner gas hob with extractor over. Plumbing and space is available for a washing machine, dishwasher and American fridge/freezer. A side door leads to a paved courtyard. A spacious sitting/dining room offers ample space for dining and seating area, with a dual fuel stove. Glazed French doors access the spacious conservatory creating an additional reception space overlooking the mature gardens.

Parking

Off road parking is available for two vehicles.

Outside

A secure side gate accesses the mature and private rear garden with a paved seating area which abuts the rear of the property. A covered BBQ area is fitted with power and light, overlooking the well tended lawn with a raised vegetable garden adjacent. To the rear of the garden is a large workshop with covered log store and garden shed. Additional space is available to the side of the property

Location

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away.

Sellers Position

Buying on - Vendor suited

Heating

Gas fired central heating and dual fuel log burning stove

Infants & Junior School

Lydlynch Infants & Abbotswood Junior School

Secondary School

Testwood School

Council Tax

Band D - New Forest District Council

Terms and 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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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