



3 Driftwood Gardens | £550,000
Totton, Southampton, SO40 8WJ

 Henshaw Fox



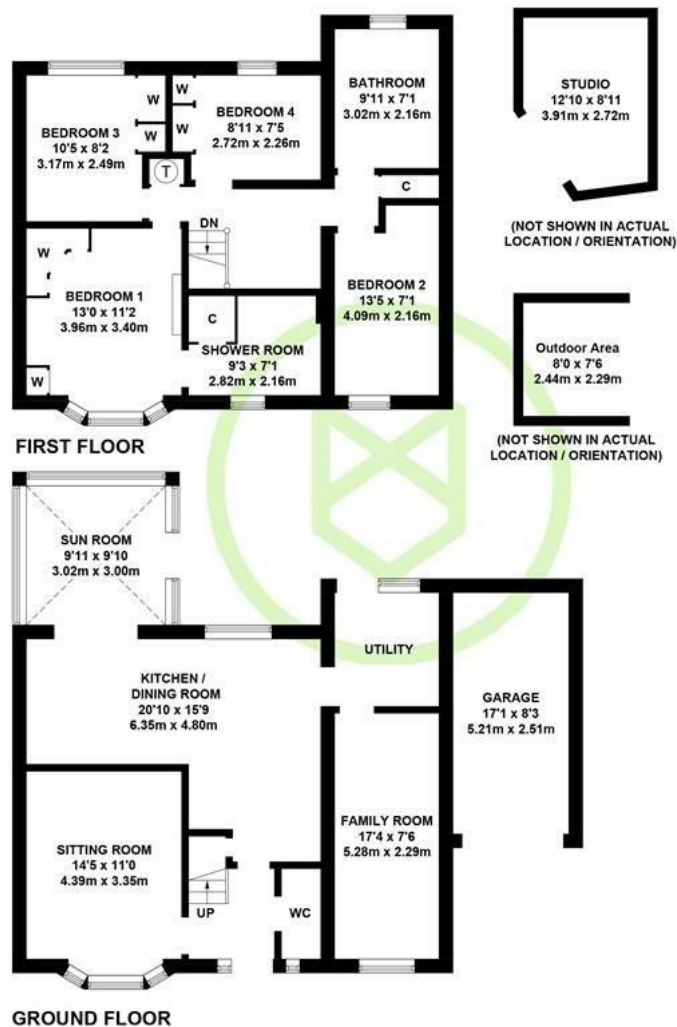
3 Driftwood Gardens
Totton, Southampton, SO40 8WJ

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Summary

This attractive detached family residence has been extended by the current owners and now offers up to five generous bedrooms and a versatile arrangement of reception space, ideally situated within a well regarded cul-de-sac. The four bedrooms on the first floor boast extensive fitted storage with an en-suite shower room to bedroom one and a modern family bathroom with Jacuzzi bath. The ground floor offers up to four receptions, one of which can be used as an optional fifth bedroom with a stylish fitted kitchen and adjoining utility room. Off road parking is available on the driveway fronting the single garage with the enclosed and child friendly rear garden featuring a covered BBQ area and studio/bar.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 803 SQ FT / 74.6 SQ M
FIRST FLOOR = 692 SQ FT / 64.3 SQ M
GARAGE / STUDIO = 236 SQ FT / 21.9 SQ M
TOTAL = 1731 SQ FT / 160.8 SQ M
(EXCLUDING OUTDOOR AREA)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1073829)

Summary

- An extended detached family home
- Enjoying a quiet cul-de-sac location
- Four generous bedrooms on the first floor
- En-suite shower room to bedroom one and modern family bathroom with Jacuzzi bath
- Optional fifth bedroom on the ground floor
- Four receptions offering versatile living
- Stylish kitchen and separate utility room
- Off road parking and single garage
- Enclosed and private rear garden
- Covered BBQ area and bar/studio

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

The welcoming entrance hall hosts the stairs to the first floor with a cloak room to the right hand side with a mounted wash basin and wc. The sitting features a bay window to the front aspect and a log burning stove set on a tiled hearth and surround. An impressive open plan kitchen and dining area offers an extensive range of grey gloss fronted wall and base units with marbled effect worksurfaces and breakfast bar. Integrated appliances include an eye level single oven and combi oven, fridge, freezer, induction hob with extractor over, dish washer and wine cooler. Ample space is available for a dining table and chairs with access into the adjoining conservatory via bi-fold doors overlooking the enclosed garden. An open arch from the kitchen accesses the utility room providing additional storage space and plumbing for white goods. A generous family room/bedroom 5 offers additional reception space.

First Floor

The generous galleried landing provides a useful reading area with access to the part boarded loft space via a hatch and pull down ladder. The airing cupboard is shelved and houses the immersion tank. All four bedrooms are well proportioned, each boasting built in or fitted wardrobes. Bedroom one also benefits from a fully tiled en-suite shower room with storage over the stairs. The modern family bathroom comprises a corner jacuzzi bath, separate dual head shower cubicle, vanity unit with mounted wash basin and wc.

Parking

Off road parking is available on the tarmac driveway fronting the single garage.

Outside

The attractive frontage with a neatly edged lawn is flanked by well stocked raised borders and centre piece. A secure side gate leads into the enclosed rear garden which offers a low maintenance and child friendly space to relax or entertain. A central artificial lawn is bordered by raised planted beds and a patio area which abuts the property. A studio/bar is positioned in the corner of the garden with a covered seating area ideal for BBQ's.

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 log burning stove

Infants & Junior School

Hazel Wood Infant School & Foxhills Junior School

Secondary School

Hounslow Academy

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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