



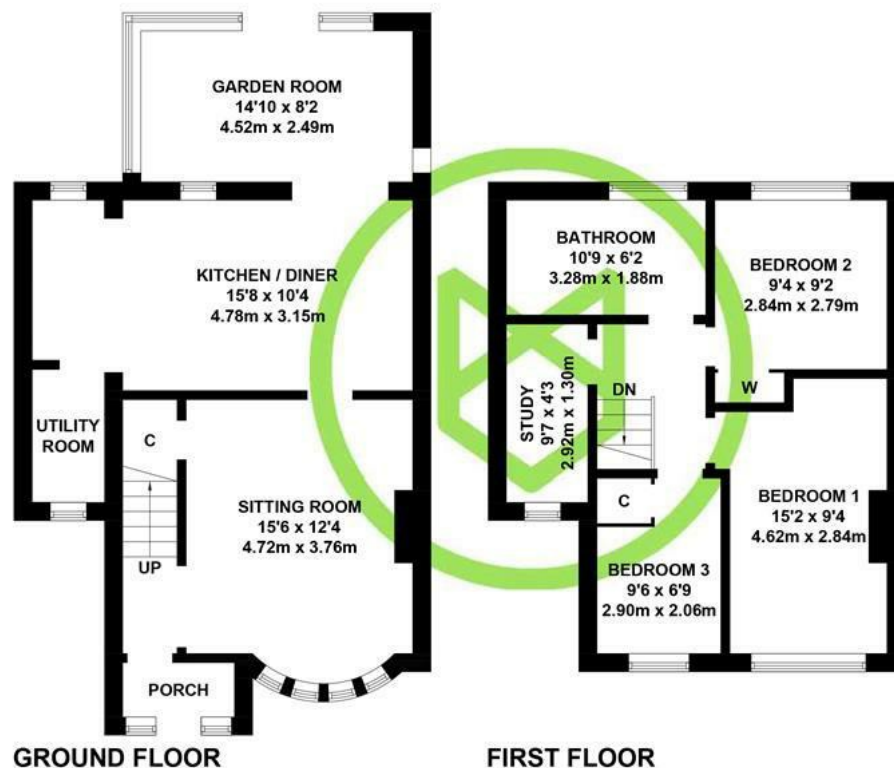
44 Silvers Wood | £342,000
Calmore, Southampton, SO40 2SZ



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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 633 SQ FT / 58.8 SQ M
 FIRST FLOOR = 468 SQ FT / 43.5 SQ M
 TOTAL = 1101 SQ FT / 102.3 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1101006)

Summary

This extended semi-detached family home has been upgraded by the current owners and is positioned with in a popular cul-de-sac offering spacious and versatile accommodation. The first floor boasts three bedrooms with a stylish family bathroom, supplemented by a study/occasional bedroom. The spacious ground floor offers a social feel with the sitting room flowing into the open plan kitchen and dining area with a useful utility room adjacent. A garden room to the rear overlooks the landscaped garden with a raised lawn and walled patio area. Ample parking is available on the driveway.

Summary

- Extended semi detached family home
- Three bedrooms with an additional study/occasional bedroom
- Generous open plan kitchen and dining area
- Separate utility room
- Sitting room and garden room
- Off road parking
- Landscaped rear garden with raised lawn and walled patio area
- Vendor suited

EPC Rating

Energy Efficiency Rating
 Current D
 Potential B

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Ground Floor

A part glazed UPVC front door opens into the entrance porch with ample space for coats and shoes. An inner door opens to the hallway with stairs to the first floor and generous sitting room to the right. Storage space is available under the stairs. The extended kitchen and dining area is fitted with an extensive range of oak effect wall and base units with contrasting work surfaces, tiled splash backs and under unit lighting. An eye level double oven, electric hob and extractor hood are all integrated with plumbing and space for additional white goods. The adjoining utility room houses the gas fired boiler with plumbing for white goods. To the rear is a garden room, with central heating, overlooking the garden with french doors to the patio seating area.

First Floor

The landing allows access to the part boarded loft space via a hatch. Bedrooms one and two are double rooms with built in storage. Bedroom three has storage fitted over the stairs. A useful study room is accessed from the landing which could be used as a nursery or occasional bedroom. The stylish and extended family bathroom comprises a panelled bath with dual head mixer shower over, floating wash hand basin with drawers, dual flush WC and medicine/storage cabinet.

Parking

Off road parking is available on the driveway with an additional gravelled parking area.

Outside

A side gate leads to the enclosed and private rear garden which features an attractive walled patio area that abuts the house. A raised and neatly edged lawn is flanked by raised beds and childrens play area with bark chipping to the rear.

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 which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links with the New Forest National Park approximately a mile away. A range of amenities including local shop, public house and schooling are all close by.

Infant and Junior Schools

Calmore Infants & Junior School

Secondary School

Testwood School

Council Tax

New Forest District Council - tax band C

Sellers Position

Buying on - vendor suited

Heating

Gas fired central heating

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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