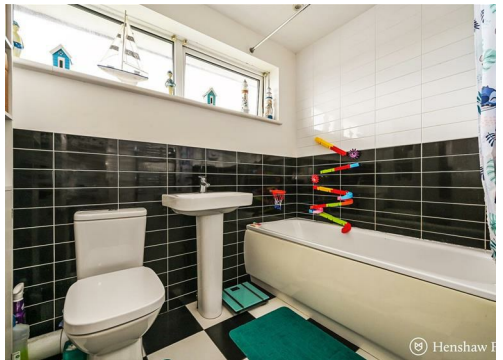




47 Wildburn Close | £325,000
Totton, Southampton, Hampshire, SO40 2SG

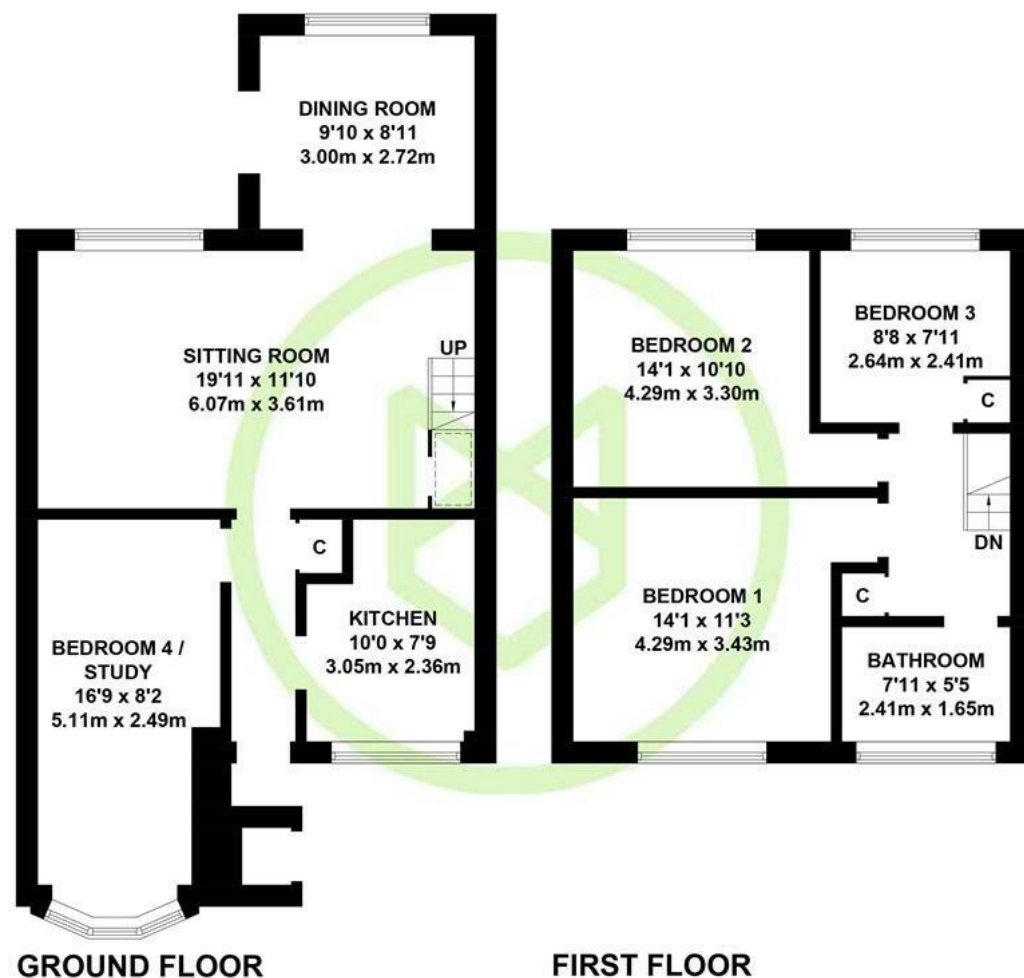




47 Wildburn Close
Totton, Southampton, Hampshire, SO40 2SG

01794 521339 / 02382 541100
homes@henshawfox.co.uk
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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 606 SQ FT / 56.3 SQ M
 FIRST FLOOR = 450 SQ FT / 41.8 SQ M
 TOTAL = 1056 SQ FT / 98.1 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1179352)

Summary

Offered to the market with no onward chain is this extended end of terrace family home offering a versatile arrangement of accommodation. Three bedrooms on the first floor are served by a family bathroom with an optional fourth bedroom/reception on the ground floor by way of the converted garage. The spacious sitting room flows into the rear extension creating an open plan and social space, ideal for modern family living. A child friendly and enclosed rear garden is accessed via a secure side gate with off road parking on the block paved driveway.

Features

- Extended end of terrace family home
- Up to four bedrooms available
- Converted garage creating an additional reception/bedroom
- Stylish fitted kitchen
- Generous sitting room which flows into the extended dining area
- Enclosed and child friendly rear garden
- Off road parking
- No onward chain
- Close to amenities and schooling

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

47, Wildburn Close, Totton, Southampton, Hampshire, SO40 2SG

Ground floor

The composite front door opens into the welcoming entrance hall with a useful cloaks cupboard for coats and shoes. To the right the stylish fitted kitchen offers a range of shaker style wall and base units with contrasting granite effect worksurfaces. Integrated appliances include a double oven, gas hob with extractor hood and microwave. Plumbing and space is available for a washing machine, dishwasher and fridge freezer. The converted garage offers an optional fourth bedroom, home office or reception with oriel bay window. There is ample space in the generous sitting room for seating and a dining table and chairs, with an open arch through to the dual aspect extension with French doors to the garden. A storage cupboard is situated under the stairs.

First Floor

The landing allows access to the part boarded loft space and houses the shelved airing cupboard. Bedrooms one and two are generous double rooms with the single third bedroom benefitting from built in storage over the stairs. The family bathroom comprises a panelled bath with mixer shower over, pedestal wash hand basin, wc and heated towel rail.

Outside

The enclosed and private rear garden is accessed via a secure side gate and is predominantly laid to lawn with a patio area which abuts the rear of the house creating a child friendly outdoor space to relax or entertain.

Parking

Off road parking is available on the block paved driveway.

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.

Sellers Position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Calmore Infants & Calmore Middle School

Secondary School

Testwood School

Council Tax

Band C - 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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