



Teal Close, West Totton, SO40
Southampton

£400,000

Property Type: Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Hamwic Independent Estate Agents are delighted to present this well maintained three-bedroom detached family home, positioned within a quiet and desirable cul-de-sac in Central Totton. Coming to the market for the first time since new approx. 35 years ago, this much-loved home has been exceptionally well cared for and thoughtfully updated over the years. Offering a blend of modern features, practical living spaces, and a landscaped rear garden designed for low maintenance and year-round enjoyment. With the added benefit of owned solar panels, a refitted kitchen, and a contemporary shower room.



- Detached Family Home In A Quiet Cul-De-Sac
- Three Bedrooms With Built-In Wardrobes
- Spacious Lounge With Bay Window
- Refitted Kitchen – Dining Room
- Modern Shower Room
- Ground Floor Cloakroom
- Owned Solar Panels With Feed-In Tariff
- Driveway Parking & Integral Garage With Electric Roller Door
- Beautifully Landscaped Rear Garden With Pergola & Shed
- Convenient Central Totton Location Close To Amenities & Transport Links

Location - Teal Close is a peaceful cul-de-sac located within Central Totton, a highly convenient position close to local amenities, schools, and green spaces. Totton's town centre, train station, and bus routes are within easy reach, while access to the A35, M27, and New Forest National Park make this an ideal base for commuters and families alike.





Approached via a well-kept, brick-set driveway, the front of the property offers ample off-road parking, with a neatly maintained lawn to one side and access to the integral garage, which has been fitted with an electric roller door. A pedestrian gate provides access to the rear garden, while the owned solar panels with a feed-in tariff provide an eco-efficient benefit for future owners.

The entrance porch leads through to the welcoming lounge, a bright and spacious room featuring a double glazed bay window to the front aspect, a fitted electric fireplace, wall-mounted lighting, and fitted carpet. A door leads through to the kitchen-dining room, while another gives access to the inner hallway with cloakroom and garage.

At the rear of the home, the kitchen-dining room provides a fantastic open-plan family space with dual aspect windows allowing plenty of natural light. The kitchen has been refitted with modern work surfaces, matching base and eye-level units, and integrated appliances including an electric hob, vertical oven, and combination microwave oven. There is also space for a fridge/freezer, and the area is finished with tiled flooring. The dining area offers ample space for a table and chairs, with a double glazed door opening to the garden — perfect for entertaining.

The inner hallway offers access to the cloakroom, fitted with a WC, wash basin, extractor fan, tiled walls, and flooring, and to the garage, which includes power, lighting, the gas meter, and the solar panel installation controls.

Upstairs, the first-floor landing houses an airing cupboard with a water tank, loft access, and doors to all bedrooms and the family bathroom. Each of the three bedrooms includes built-in wardrobes with sliding doors, double glazed windows, radiators, and fitted carpets.

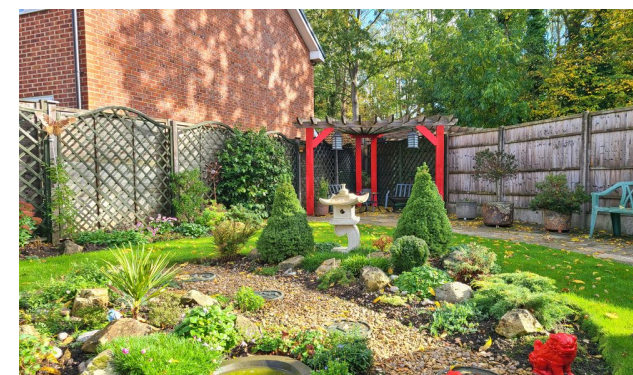
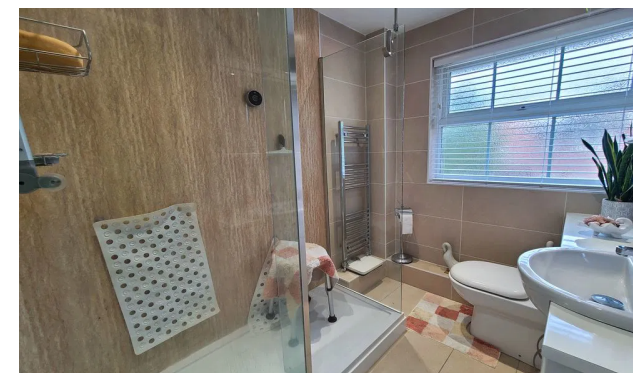
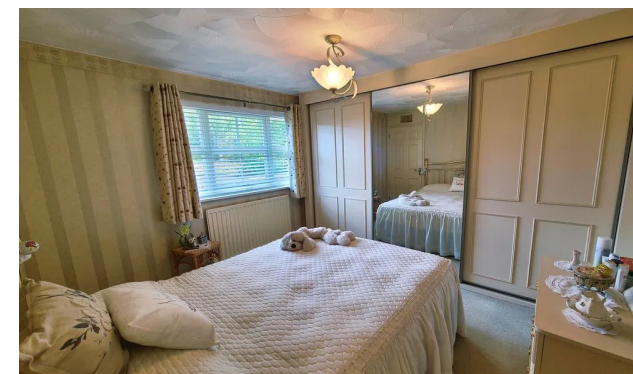
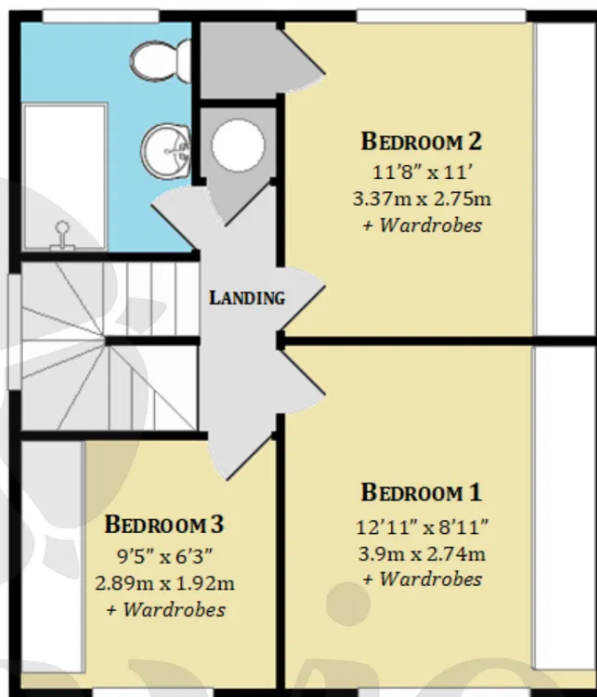
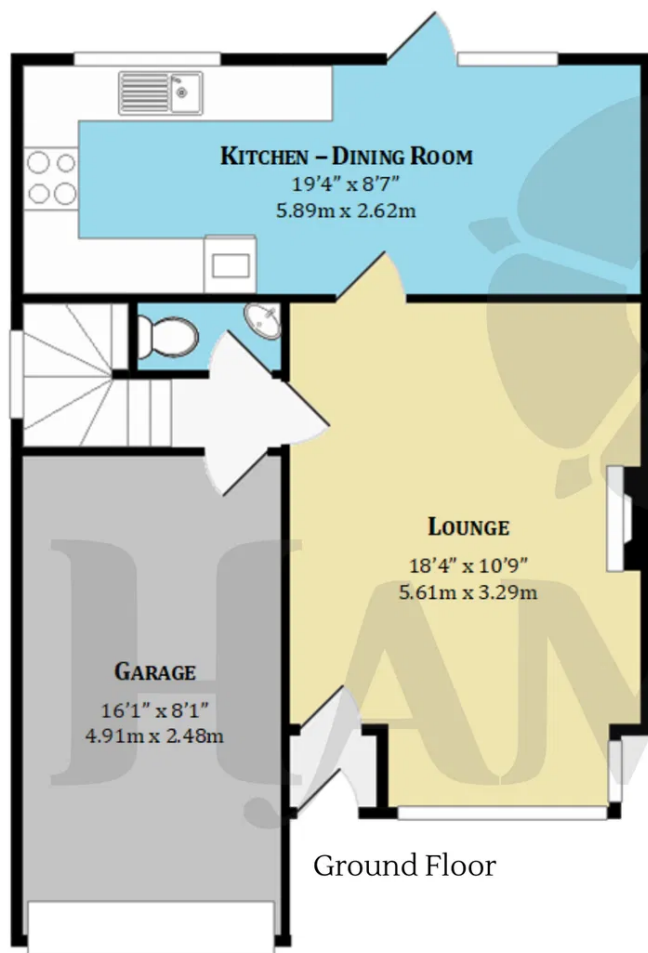
The modern shower room is stylishly appointed with tiled flooring and walls, a vanity unit incorporating a low-level WC and wash basin, a walk-in double shower cubicle with aqua-panelled walls and a digital mixer shower, recessed lighting, and a heated towel rail. An obscure window provides natural light and ventilation.

The rear garden is a standout feature, beautifully landscaped with an oriental-inspired theme. A patio terrace extends across the rear and side of the property, ideal for outdoor seating, with a circular lawn and decorative flower bed forming a focal point. A timber pergola offers a shaded seating area to the rear, complemented by a timber shed fitted with power and lighting. The garden also includes external power points, an outside tap, and gated side access to both sides.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The accuracy of all measurements, descriptions, and information cannot be guaranteed and should be verified by prospective purchasers.

Tenure: Freehold / **Council Tax Band:** D





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