



Hawkers Close, Totton, SO40
Southampton

£500,000

Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Hamwic Independent Estate Agents are delighted to present this beautifully presented, extended and modernised 4 bedroom detached family home, ideally positioned on the edge of the stunning Testwood Lakes, nature reserve and River Test boardwalks. Offered with no forward chain, this impressive home delivers exceptional living space with an open-plan design, stylish upgrades, and energy-efficient enhancements, including 12 solar panels with battery storage, significantly improving running costs and sustainability.

- Beautifully Presented Throughout
- Extended & Modernised Family Home
- Four Bedrooms
- Open Plan Lounge–Kitchen–Family Room
- Utility Room & Ground Floor Cloakroom
- Home Office/Study
- En-Suite To Master Bedroom
- Solar Panels Fitted with Separate Battery Storage
- No Forward Chain
- Prime Position Next To Nature Reserve

Location - Hawkers Close enjoys a superb position on the fringes of Testwood Lakes and the River Test Boardwalk, offering miles of beautiful nature walks right on your doorstep. The property sits within easy reach of Totton's local amenities, well-regarded schools, leisure facilities, bus routes and convenient transport links into Southampton and the New Forest. It strikes the perfect balance between peaceful surroundings and everyday convenience.





Approach - A neatly arranged frontage provides ample off-road parking with paved and tarmacked driveway, along with access to the integral garage housing the solar battery storage. Open fields and nature reserve pathways sit directly beside the home, giving it a peaceful and scenic position. A covered storm porch leads to the front door.

Entrance Hall - A bright hallway with smooth ceilings and wood-effect LVT flooring throughout the ground floor. Doors lead to the home office, cloakroom, lounge and kitchen-family room.

Home Office / Study - A versatile front-facing room with triple glazing, ideal for home working or quiet use.

Cloakroom - Fitted with low-level WC, wash basin and vinyl flooring.

Lounge - A comfortable living space with feature fireplace and twin radiators, flowing directly into the rear extension.

Kitchen-Family Room - A standout open-plan space with vaulted ceiling, electric Velux windows and wide bi-fold doors to the garden. Triple glazed windows bring in excellent light. The kitchen offers granite-effect work surfaces, cream shaker-style cabinets, double eye-level ovens, space for an American fridge/freezer and dishwasher, plus a central breakfast bar. Four vertical radiators complete the room.

Utility Room - Additional storage and work surfaces, plumbing for appliances and a personal side door.

First Floor Landing - Smooth ceiling with loft access (ladder, light, part-boarded; boiler located here). Doors to all bedrooms and the bathroom.

Bedroom One - A generous main bedroom with fitted wardrobes and a view over the garden. Door to:

En-Suite - Shower cubicle, wash basin, WC and heated towel rail.

Bedrooms Two, Three & Four - All well-sized rooms with triple glazing and fitted carpets. Bedroom Two includes a built-in wardrobe; Bedroom Four has a storage cupboard.

Family Bathroom - Modern suite with enclosed bath and mixer shower, wash basin and WC.

Rear Garden - A low-maintenance space mainly laid to patio, ideal for seating and entertaining, with raised pond, brick-edged flower beds, external tap and side access.

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

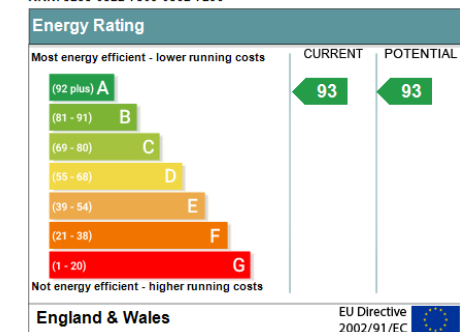




All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Address: 45 Hawkers Close, Totton, SOUTHAMPTON, SO40 3GG
RRN: 5235-0522-7509-0562-7296



Trusted. Award Winning. Experts.

Hamwic Estate Agents

3 - 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

