



Northlands Close Totton, Southampton

- TWO BEDROOM DETACHED BUNGALOW
- NO FORWARD CHAIN
- LOUNGE
- OPEN PLAN KITCHEN DINER

Asking Price Of £345,000

EPC Rating

D





Property Description

LOCATION

The sought-after location in Totton brings everyday convenience, with a vibrant High Street offering a selection of independent shops, local eateries, and cafes just a short stroll away.

Excellent local schools such as Testwood School and Totton College add to the area's family appeal, and for lovers of the outdoors, the picturesque expanses of the New Forest and Totton and Eling Recreation Ground are nearby for leisurely walks or cycling adventures.

Southampton city centre, with its wealth of cultural, retail, and dining experiences, is only a few miles away, and excellent transport links-including Totton Rail Station and easy access to the M27-make commuting effortless.



ENTRANCE HALL

This charming home welcomes you with a well-appointed entrance hall, accessed via a white modern UPVC door, part glazed for added natural light. Every room in the property is conveniently reached from the hall, ensuring a practical and efficient layout.

LOUNGE

Step inside to a welcoming lounge with a front aspect bay window that fills the room with natural light. The feature fireplace, complete with an electric fire, creates a cosy focal point-ideal for relaxing evenings at home.

There is ample space for sofas and lounge furniture, making it the perfect setting for quiet nights in or entertaining friends. A cleverly designed serving hatch connects the lounge to the dining room, lending an open, sociable feel to the main living areas.

KITCHEN

The kitchen is a well-designed space featuring stylish ceramic floor tiles and a range of white wall and base units with oak trim, complemented by mosaic tiled splashbacks and attractive light oak worktops.

A rear aspect window fills the room with natural light, and there is ample space for a fridge freezer and washing machine, alongside a fitted Bosch slimline dishwasher for added convenience. There is a wall hung Worcester boiler, and the kitchen benefits from a built-in electric oven and extractor, gas hob, and a practical stainless steel sink and drainer.

The kitchen's side door provides easy access to the garden.

There is a large open plan archway seamlessly joining the kitchen to a generous dining area-perfect for hosting family and friends. Reliability and comfort are assured with a wall-hung Worcester boiler offering efficient heating throughout.

DINING ROOM

A spacious dining room-ideal for entertaining family and friends. The dining area seamlessly connects to a modern kitchen via a charming open archway, while a cleverly placed serving hatch to the lounge brings both function and character to the living space.

A side aspect window bathes the room in natural light, creating a bright and uplifting atmosphere throughout.





BATHROOM

The bathroom features a modern white suite with a W.C and a wash hand basin fitted with a handy vanity storage cupboard. There is a chrome heated towel rail, and the rear aspect privacy window makes this a light and bright room.

The family bathroom also has a bath with a mains shower over and sleek glass screen, elegant part-tiled walls, and ceramic floor tiles

BEDROOM ONE

A generous double bedroom featuring a charming character and a front aspect bay window. The ample space and natural light create an ideal retreat, offering both comfort and versatility.

BEDROOM TWO

Another generously sized double bedroom, with plenty of space for a bed and bedroom furniture. This bedroom stands out with its lovely rear aspect and double doors opening directly onto the patio and beautiful back garden.

LARGE GARAGE

The detached garage has distinctive wooden double doors-perfect for secure parking, a workshop, or additional storage

REAR GARDEN

A substantial rear garden, boasting a sunny aspect and remarkable privacy. The garden is mainly laid to lawn, offering ample space for recreation or relaxation, and is further enhanced by a delightful patio area-perfect for alfresco dining or summer entertaining.

Mature shrubs and established trees, combined with a mix of well-maintained fencing, create a secluded and tranquil oasis. Extra features include a garden shed, practical for storage, and convenient side access to both the front and side of the property.

FRONT GARDEN

A large brick-paved parking area across the front of the property offers ample space for parking. The property boasts a driveway at the side which leads to a detached garage. The garden also has a lawn set behind a feature brick wall, adding character and kerb appeal.



ADDITIONAL INFO

This charming two-bedroom bungalow presents an exceptional opportunity for those seeking a home with comfort and convenience. Offered with no forward chain, the property is perfectly poised for a smooth and stress-free purchase.

The property benefits from gas central heating and double glazing throughout. Fitted carpets in all main living areas add a touch of warmth and elegance, while the double bay frontage highlights the bungalow's classic charm and kerb appeal.

The property currently holds an EPC rating of D and falls under council tax band D as assessed by New Forest District Council.

GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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