



Dunromin Selborne Road, Totton, Southampton, SO40 3HR

Guide Price £495,000

WHITE & GUARD

Dunromin Selborne Road

Totton, Southampton

INTRODUCTION This extensive five bedroom semi-detached family home is situated in Selbourne Road in Totton. Accommodation on the ground floor briefly comprises an entrance hall, a lounge, 15ft games room, a stunning 26ft kitchen/diner, a large conservatory and a large pool room - both overlooking the rear garden. The first floor has four bedrooms, with an en-suite shower to bedroom two, and a family bathroom. Whilst the second floor has the master bedroom and en-suite shower. Additional benefits include double glazing throughout, a driveway with parking for multiple vehicles, a well-proportioned rear garden with patio and garden seating to the rear – perfect for entertaining.

LOCATION Totton is situated on the River Test with a long history of shipbuilding, and with strong links to the New Forest. There are good local schools and train station. Totton is a short drive from Southampton's city centre with its broad range of shops including WestQuay Shopping Centre, its bars, restaurants, cinemas, amenities and mainline railway station. Southampton Airport is approx. twenty minutes away and all main motorway access routes are also close by, including M27, M3 and A3 to London.

OUTSIDE To the front of the property, the driveway is laid to block paving and provides parking for multiple vehicles. The rear garden is laid in part to lawn and in part to patio, with a seating area to the rear – perfect for entertaining.

- Freehold
- EPC - Grade D
- New Forest Council - Band D





INSIDE This well-presented family home is entered via the storm porch and double glazed front door opening into the entrance hall. The hallway has laminate flooring, with doors opening to the lounge, games room and kitchen/diner, and carpeted stairs leading up to the first floor. The lounge has windows to the front aspect, laminate flooring, and a radiator. The focal point of the room is the cast-iron fireplace with marble hearth. The games room has windows to the front aspect, laminate flooring, a radiator and a storage cupboard under the stairs. A door opens into one end of the kitchen/diner with a second door to one side opening into the WC. The WC itself has laminate flooring, a radiator, a wash hand basin and WC. The stunning 26ft kitchen/diner has two windows and a double glazed door. The modern fitted kitchen has a range of Shaker style wall and base units with cupboards and drawers under and wooden roll top worktops over. There is a fitted Butler sink unit with mixer tap, boiling water tap and decorative tiled splashbacks. Integrated appliances include an eye-level double electric oven with extractor over, an induction hob, a washing machine, a dishwasher and space for an American style fridge/freezer. To one end of the kitchen/diner, there is space for a dining table and chairs. The conservatory has windows to all sides and has two sets of French doors, along with sliding doors to one end for access into the garden. The conservatory is laid to tiled flooring and has a further set of doors opening into the pool room which is laid to concrete flooring with windows on all sides enjoying views over the garden.



The first floor landing has carpeted flooring and carpeted stairs leading up to the second floor. Bedroom two is a dual aspect room, has laminate flooring, a radiator and a door opening into the en-suite which has a window to the rear aspect, tiled flooring, a shower cubicle, a pedestal wash hand basin and a WC. Bedroom three has windows to the front aspect, laminate flooring and a radiator. Bedroom four has windows to the rear aspect, laminate flooring and a radiator. Bedroom five has a window to the front aspect, laminate flooring and a radiator. The family bathroom has a window to the rear aspect, vinyl flooring with part tiling to walls. There is a panel enclosed bath with electric shower over, a wall mounted wash hand basin with a separate storage cupboard under, a WC and a heated towel rail.

The second floor opens out into the master bedroom which has a window to the front aspect and laminate flooring, spotlighting and a radiator. The master en-suite has a window to the rear aspect, part tiling to walls and tiled flooring. The shower has sliding doors and a rainfall shower, a pedestal wash hand basin and WC.

SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

BROADBAND

Virgin Broadband is available with download speeds of up to 252 Mbps and upload speeds of up to 25 Mbps. Information has been provided by the vendor.

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