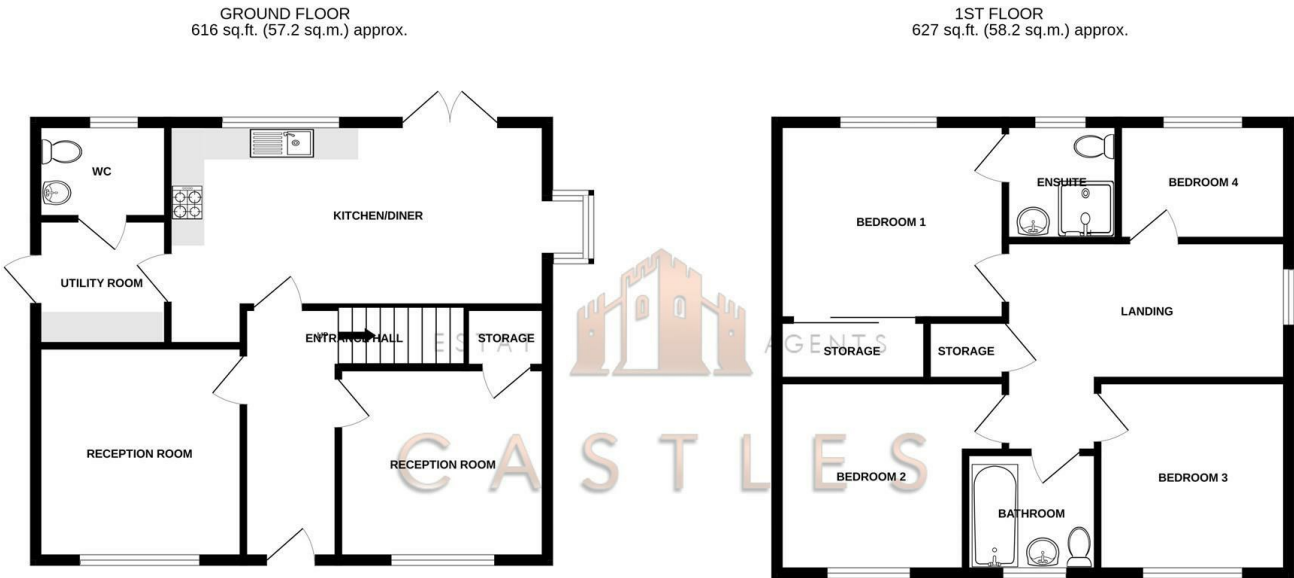


Floor Plan



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 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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3 Farm Close

Southampton, SO40 2AX

We are pleased to welcome to the market this exceptional four bedroom detached property with off road parking and garage situated in a village location of Farm Close, Calmore.

The property was built in 2018 and still benefits from NHBC warranty.

The ground floor consists of a porch, hall, lounge, dining room, open-plan kitchen-breakfast room with french doors opening onto the rear garden. There is also a utility room accessible from the kitchen and a cloakroom.

Moving upstairs there are four generous sized bedrooms with the primary bedroom benefitting from an en-suite shower room. A modern refitted bathroom completes the first floor accommodation.

Externally the rear garden is a generous size and has been landscaped featuring lawns, decked seating area and patio. The garden is enclosed with a side gate providing access to the driveway.

To the side of the property is a large garage with up and over door, power and light and a block paved driveway for two cars to the front.


Calmore is located two miles from Totton (with mainline railway station) on the western side of Southampton. There are good transport links with the M27 motorway leading towards Bournemouth (to the west), Portsmouth (to the east), and London (via the M3). Southampton is approximately five miles away, whilst The New Forest is within easy reach.

For more information or to arrange a viewing please call Castles today.


Offers over £525,000

DIRECTORS


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3 Farm Close
Southampton, SO40 2AX



- FOUR BEDROOMS
- OFF ROAD PARKING
- LANDSCAPED GARDEN
- BUILT IN 2018 & UNDER NHBC WARRANTY
- TWO BATHROOMS
- GARAGE
- CALMORE LOCATION
- CLOSE TO THE NEW FOREST

LOUNGE
10'9" x 11'1" (3.3 x 3.4)

DINING ROOM
9'10" x 9'10" (3.0 x 3.0)

KITCHEN
19'8" x 9'10" (6.0 x 3.0)

W/C
5'10" x 4'11" (1.8 x 1.5)

BEDROOM 1
12'5" x 10'2" (3.8 x 3.1)

BEDROOM 2
9'6" x 9'10" (2.9 x 3.0)

BEDROOM 3
12'5" x 11'1" x 8'10" (3.8 x 3.4 x 2.7)

BEDROOM 4
8'10" x 5'10" (2.7 x 1.8)

BATHROOM
6'10" x 6'2" (2.1 x 1.9)

EN-SUITE
5'2" x 5'6" (1.6 x 1.7)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the

direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

