



Connells

Tottehale Close
North Baddesley Southampton

Tottehale Close North Baddesley Southampton SO52 9NQ

for sale offers over
£450,000



Property Description

A beautifully presented, extended semi-detached house located in the desirable village of North Baddesley, Southampton. Tucked away from the hustle and bustle, this property offers a peaceful retreat, accessed via a path with no main road directly outside. Spanning approximately 114 square meters, this home boasts modern living spaces, a stunning rear garden, and convenient parking facilities.

The property has been extended to the rear and extensively refurbished throughout including a new boiler and radiators in early 2024.

Location

North Baddesley is a charming village nestled just outside the bustling city of Southampton. This location perfectly balances rural tranquillity with the convenience of urban living.

North Baddesley offers a variety of local amenities, including shops, pubs, and community facilities. The village green and surrounding countryside provide excellent opportunities for outdoor activities, such as walking, cycling, and picnicking.

The village is home to North Baddesley Infant School, North Baddesley Junior School, and The Mountbatten School. All of these schools boast good Ofsted ratings, making the area highly desirable for families seeking quality education for their children.

North Baddesley is well-connected, with easy access to the M27 motorway, providing links to Southampton, Portsmouth, and further afield. Regular bus services operate through the village, offering convenient public transport options. Southampton Airport is also within a short driving distance, making this an ideal location for frequent travellers.



Porch

8' x 6' 4" (2.44m x 1.93m)

The entrance to the property features a spacious porch with wood laminate flooring, a double-glazed window to the side aspect, and a UPVC door to the front.

Cloakroom

Includes a double-glazed window to the side aspect, WC, and hand wash basin.

Lounge

16' x 15' 7" (4.88m x 4.75m)

The main living area is laid with carpet, includes a TV point, and has a double-glazed window to the rear aspect. French doors open onto the beautifully landscaped south-facing rear garden.

Kitchen Diner

9' 8" x 11' 11" (2.95m x 3.63m)

A spacious, modern kitchen diner equipped with a wide range of wall, base, and drawer units, a Worcester combination boiler installed in 2024, and ample space for a washing machine, cooker, and American-style fridge freezer. A double-glazed bay window to the front aspect provides a bright, airy dining area, complemented by tiled flooring and localised tiled walls.

Bedroom One

9' 10" x 15' 7" (3.00m x 4.75m)

A spacious double room located on the upper level, with a double glazed window to the front aspect and carpet flooring.

Bedroom Two

9' 11" x 10' 4" (3.02m x 3.15m)

Situated on the lower level, this room features

a double-glazed window to the rear aspect and carpet flooring.

Bedroom Three

An L-shaped room on the lower level with a double-glazed window to the side aspect, also carpeted.

Bathroom

7' 11" x 5' 8" (2.41m x 1.73m)

A modern bathroom with tiled flooring, localised tiled walls, a hand wash basin, WC, and a bath with hot and cold taps, and an overhead shower.

Bedroom Four

9' 9" x 8' 11" (2.97m x 2.72m)

Situated on the upper level. Floor laid to carpet. Double glazed window to rear aspect.

Bedroom Five

9' 9" x 6' 5" (2.97m x 1.96m)

Situated on the upper level. Floor laid to carpet. Double glazed window to rear aspect.

Outside

Front Garden

Access via a pathway to front with mature shrubs and boarders.

Rear Garden

A south-facing oasis, landscaped to a high specification, featuring timber fencing, a patio area, a shed, and a raised sun terrace perfect for alfresco dining. Re-landscaped in 2023.

Garage

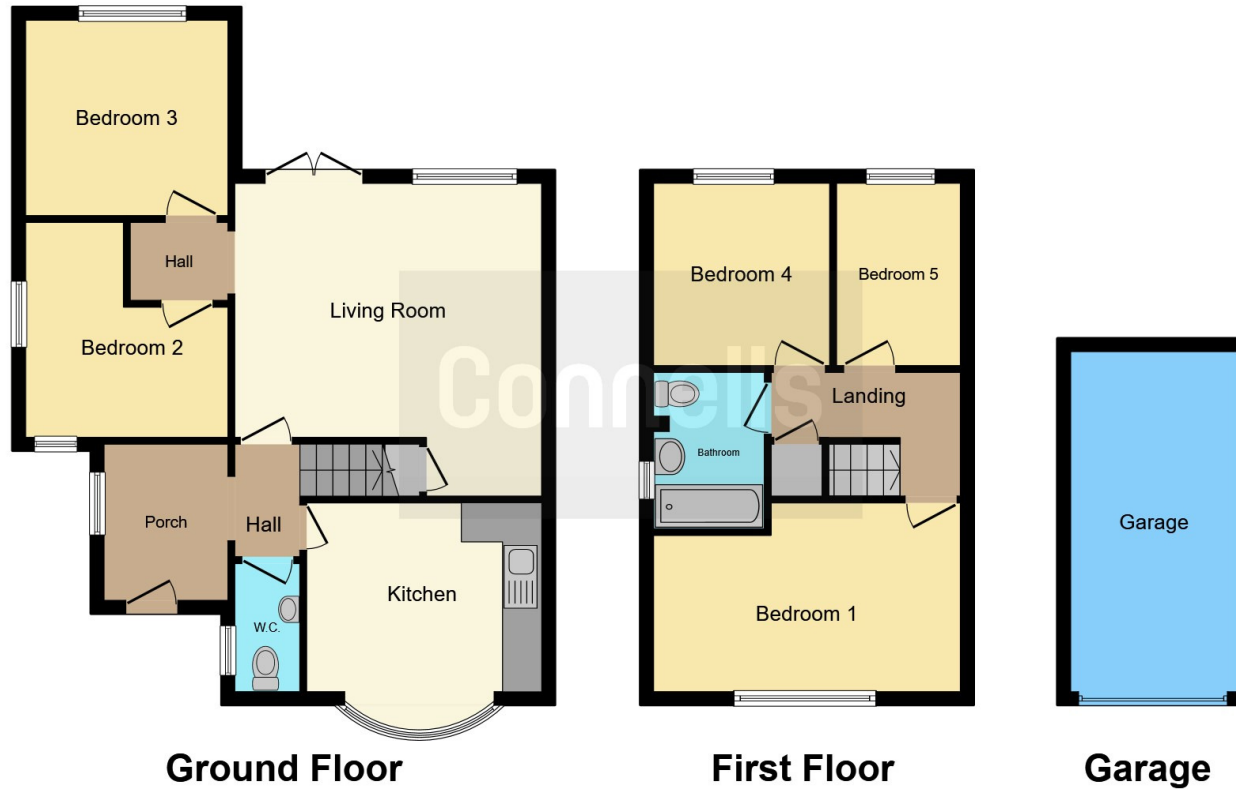
17' 2" x 8' 5" (5.23m x 2.57m)

With a roller door and driveway providing off road parking for one vehicle.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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