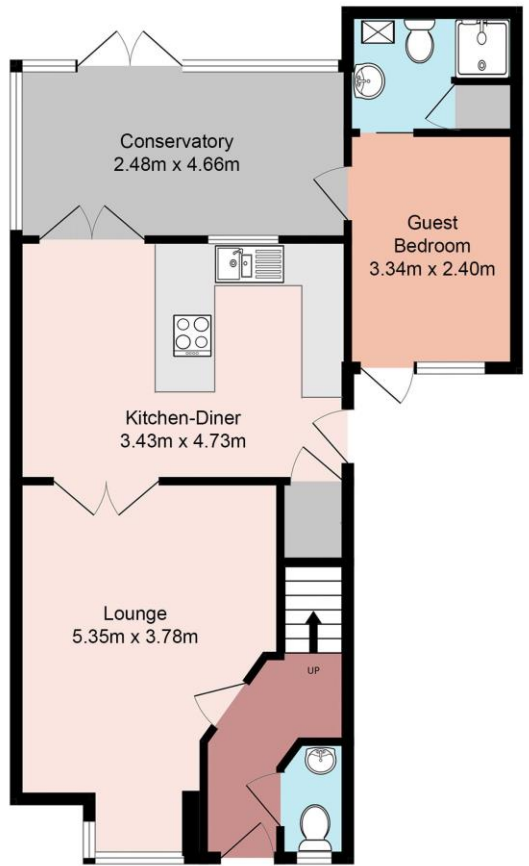


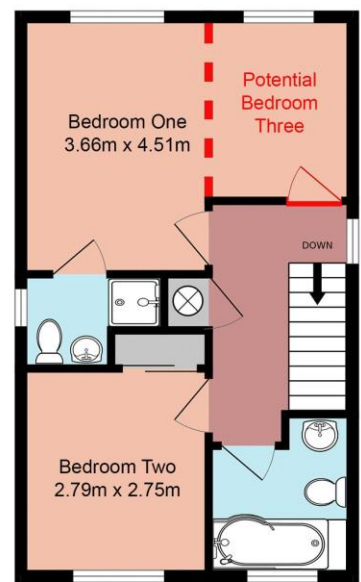


Hazel Farm  
£395,000

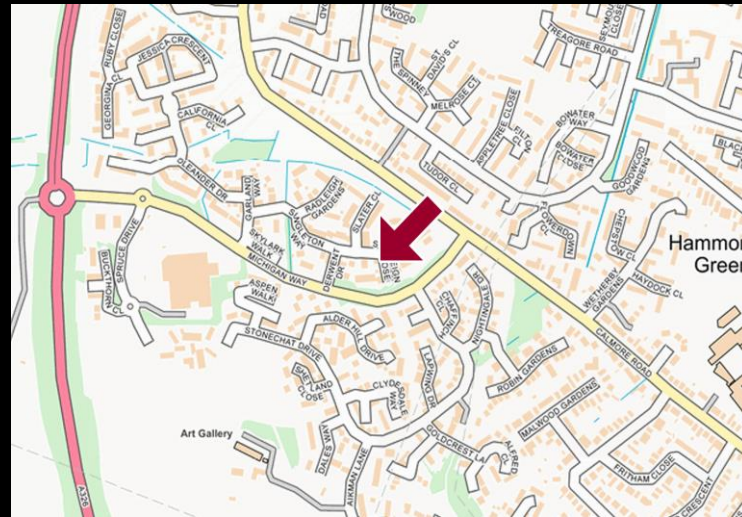
**brantons**



Ground Floor  
64.5 sq.m. approx.



1st Floor  
37.7 sq.m. approx.



## Accommodation

**Lounge** 17' 7" x 12' 5" (5.35m x 3.78m) Into Bay  
**Kitchen-Diner** 11' 3" x 15' 6" (3.43m x 4.73m)  
**Conservatory** 8' 2" x 15' 3" (2.48m x 4.66m)  
**Guest Bedroom** 10' 11" x 7' 10" (3.34m x 2.40m)  
**Guest En-suite** 5' 1" x 7' 10" (1.54m x 2.40m)  
**Downstairs W.C** 5' 5" x 2' 9" (1.65m x 0.83m)  
**Bedroom One** 12' 0" x 15' 5" (3.66m x 4.71m)

**En-suite** 6' 9" x 4' 6" (2.07m x 1.36m)  
**Bedroom Two** 9' 2" x 9' 0" (2.79m x 2.75m) Plus Wardrobes  
**Bathroom** 7' 8" x 6' 2" (2.34m x 1.87m)

**AGENTS NOTE:** This property was originally designed and built with a three bedroom layout upstairs and has been converted to a two bedroom property to create an impressively sized master bedroom. Any potential purchaser would have the option of reverting to the original configuration with the addition of a new doorway and stud work wall. See the floor plan marked in red for further details.

## Property

Brantons Independent Estate Agents are delighted to offer for sale this modern link-detached family home situated in a quiet cul-de-sac position within the highly regarded residential area of Hazel Farm. The ground floor layout is comprised of a generous lounge with bay window, modern open-plan kitchen-diner with French and side doors, UPVC conservatory, and furthermore, a ground floor bedroom with en-suite shower room. From the hallway there is also a W.C. The first floor consists of two generously proportioned bedrooms with potential for a third (see agents note below for details). The master features a luxury en-suite shower room and from the landing there is a contemporary family bathroom. The front of the property provides ample driveway parking with an additional stone hardstanding area. At the rear is a low maintenance Southerly facing garden that is largely laid to shingle stone and benefits from a decked seating area and the garden enjoys a good degree of privacy and seclusion. In our opinion the property is presented to a high standard of decorative order throughout, thus allowing any potential purchaser the ability to move straight in.

## Features

- Versatile Link-Detached Family Home
- Three Spacious Bedrooms
- Generous Lounge With Bay Window
- Modern Open-Plan Kitchen-Diner
- UPVC Conservatory
- Ground Floor Shower Room & Separate W.C
- En-suite Shower Room & Family Bathroom
- Ample Driveway Parking
- Low Maintenance Southerly Facing Garden
- Potential To Reinstate Three Bedroom First Floor Layout

## Information

**Local Authority:** New Forest District Council  
**Council Tax Band:** D  
**Tenure Type:** Freehold  
**School Catchments**  
    **Infant:** Calmore  
    **Junior:** Calmore  
    **Senior:** Testwood

## Distances

**Motorway:** 2.5 miles  
**Southampton Airport:** 10.0 miles  
**Southampton City Centre:** 5.7 miles  
**New Forest Park Boundary:** 1.1 miles  
**Train Stations**  
    **Ashurst:** 4.0 miles  
    **Totton:** 1.9 miles

## Directions

- 1) From our office head West on Water Lane.
- 2) At the main junction turn right onto Calmore Road.
- 3) Take the third left onto Michigan Way.
- 4) Take the first right onto Derwent Drive.
- 5) Turn right onto Singleton Way.
- 6) Continue on to Sovereign Close.

## Energy Performance

6/26/23, 11:02 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 8	Energy rating <b>C</b>	Valid until: 24 January 2033 Certificate number:
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Property type: Semi-detached house

Total floor area: 97 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

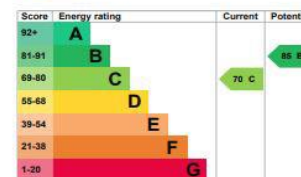
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate>

1/4



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

