



Hazel Farm
£375,000

brantons



Property

Brantons are delighted to offer for sale this well presented and surprisingly spacious semi-detached family home situated within the Hazel Farm development and built by reputable builders Taylor Wimpey Homes in 2013.

The ground floor layout is comprised of a spacious lounge with French doors, stylish kitchen-diner with fitted appliances, and a W.C accessed via the hallway. The first floor accommodation consists of two bedrooms and a family bathroom. The second floor is home to an impressive master bedroom which incorporates built in wardrobes and a sizable en-suite shower room.

Additional benefits of the property include driveway parking leading to a garage and at the rear is the Westerly facing garden which is mainly laid to lawn and features a raised patio seating area.

In our opinion the garden benefits from a good degree in of privacy and seclusion whilst enjoying a sunny aspect. Brantons are sure that an internal inspection will be essential to fully appreciate the location and accommodation on offer.

Features

- Modern Semi-Detached Family Home
- Three Bedrooms
- Spacious Lounge With French Doors
- Stylish Kitchen-Diner With Fitted Appliances
- Downstairs W.C
- Luxury Family Bathroom
- Sizable En-suite Shower Room
- Driveway Parking Leading To A Garage
- Private Enclosed Rear Garden
- Desirable Cul-de-sac Location

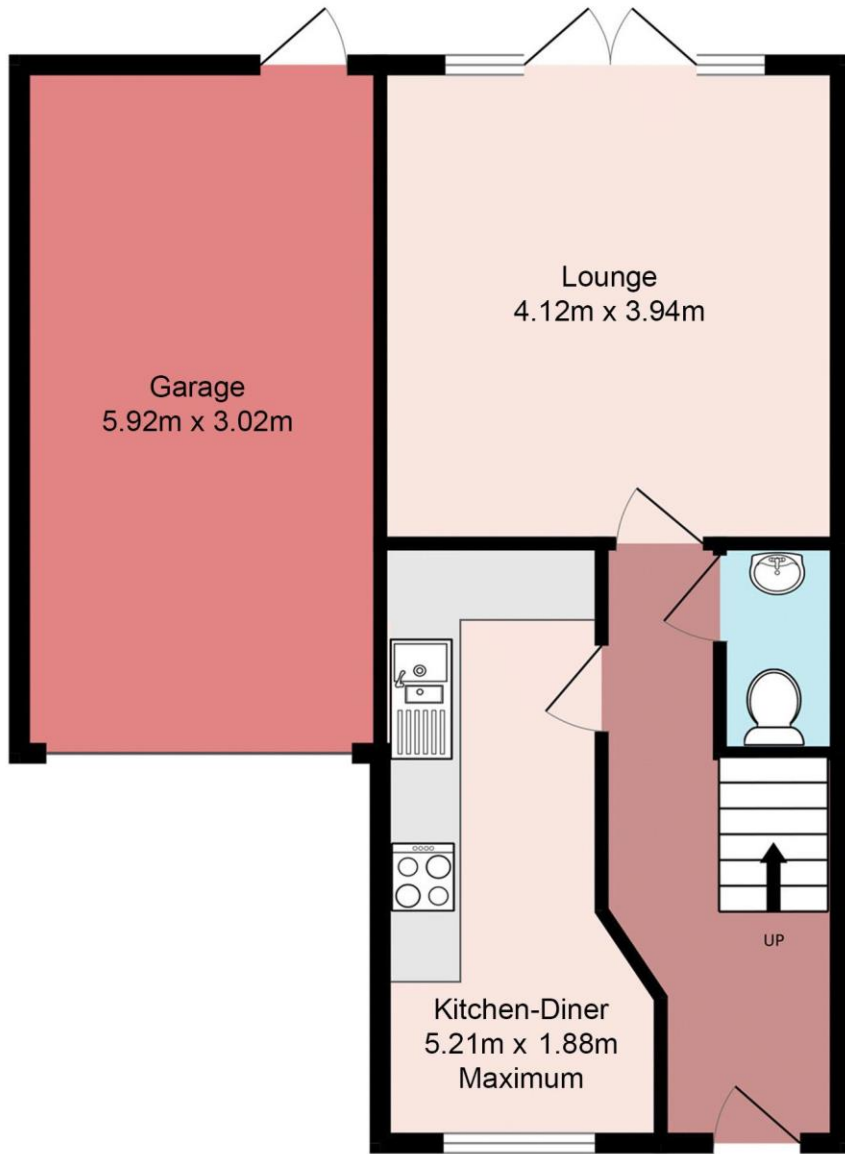


Area

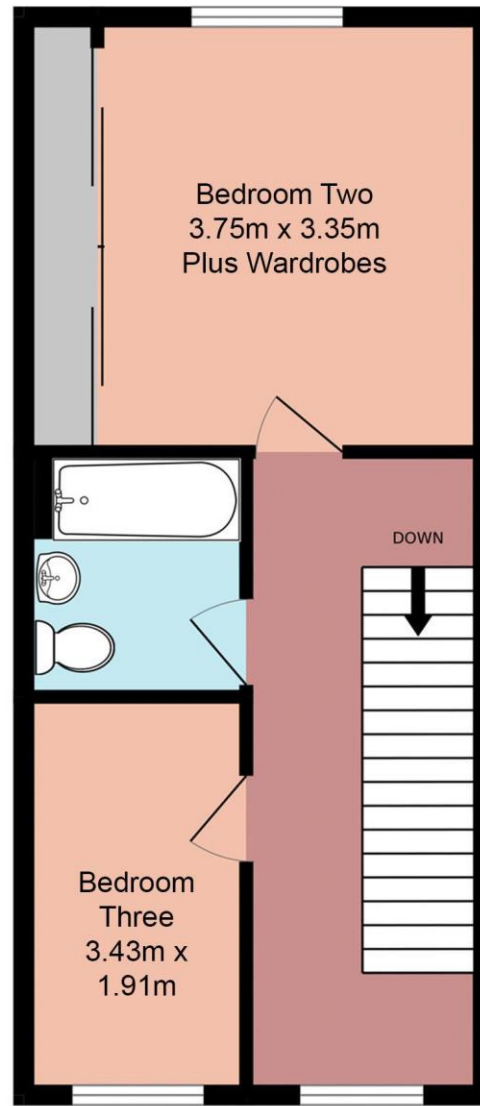
The preferred residential area of Hazel Farm was largely developed during the 2000's and is situated on the eastern edge of the New Forest. Hazel Farm is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of a motorway.

The town of Totton has a number of shops including two large super markets, pubs and food outlets. Locals enjoy easy access to a vast array of shopping at Southampton's West Quay shopping centre which is only around six miles away. Families enjoy the close proximity to the New Forest National Park with its enjoyable walks and picturesque villages.

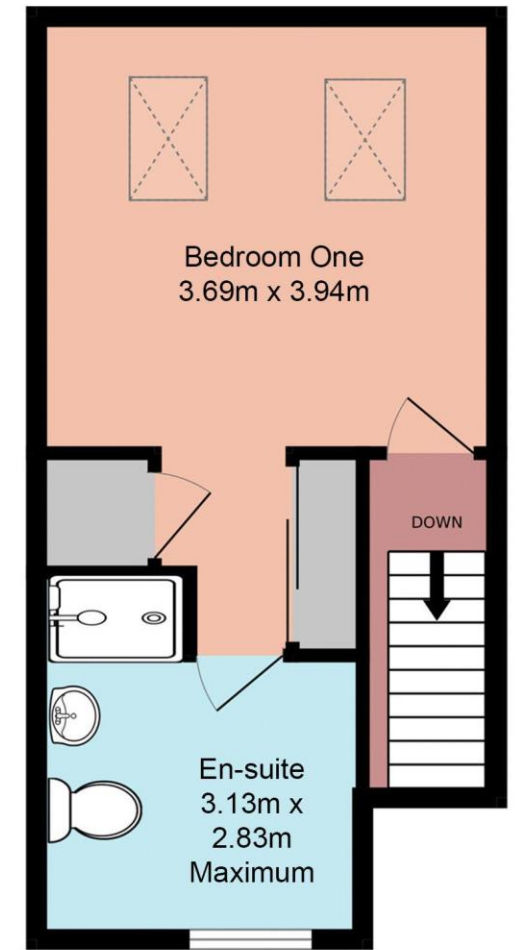




Ground Floor



1st Floor



2nd Floor

Accommodation

Lounge 13' 6" x 12' 11" (4.12m x 3.94m)

Kitchen-Diner 17' 1" x 6' 2" (5.21m x 1.88m) Maximum

Downstairs W.C 5' 10" x 2' 10" (1.78m x 0.86m)

Bedroom Two 12' 4" x 11' 0" (3.75m x 3.35m) Plus Wardrobes

Bedroom Three 11' 3" x 6' 3" (3.43m x 1.91m)

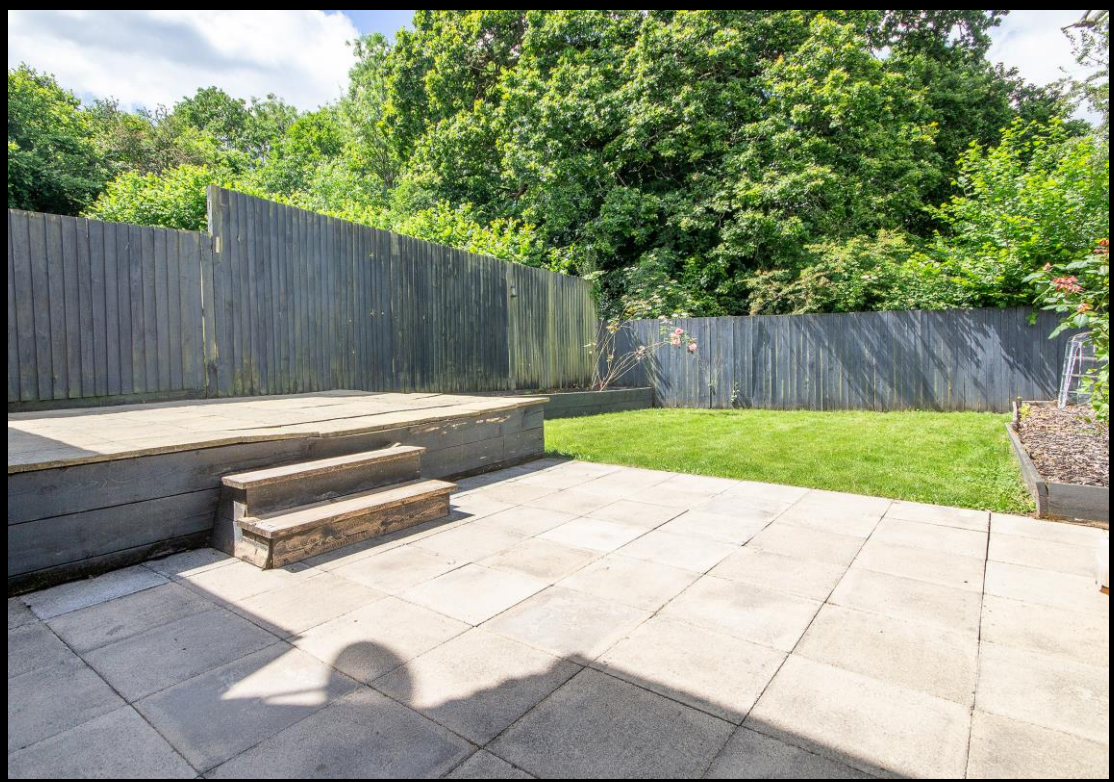
Bathroom 6' 9" x 6' 2" (2.07m x 1.88m)

Bedroom One 12' 1" x 12' 11" (3.69m x 3.94m)

En-suite 10' 3" x 9' 3" (3.13m x 2.83m) Maximum

Garage 19' 5" x 9' 11" (5.92m x 3.02m)





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 second right onto Garland Way. 5) Turn left onto Oleander Drive.

Distances

Motorway: 1.9 miles
Southampton Airport: 9.9 miles
Southampton City Centre: 5.7 miles
New Forest Park Boundary: 1.0 miles
Train Stations
Ashurst: 3.8 miles
Totton: 2.1 miles

Information

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

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON		Energy rating
Valid until	Certificate number	

Property type

Total floor area

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2020-gd-2020) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2020-gd-2020>).

Energy efficiency rating for this property

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

EPC PENDING



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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.

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