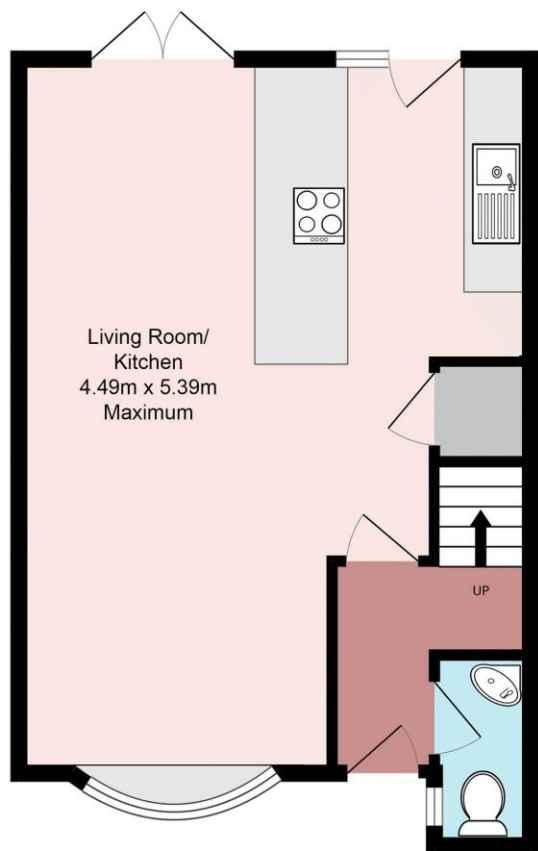
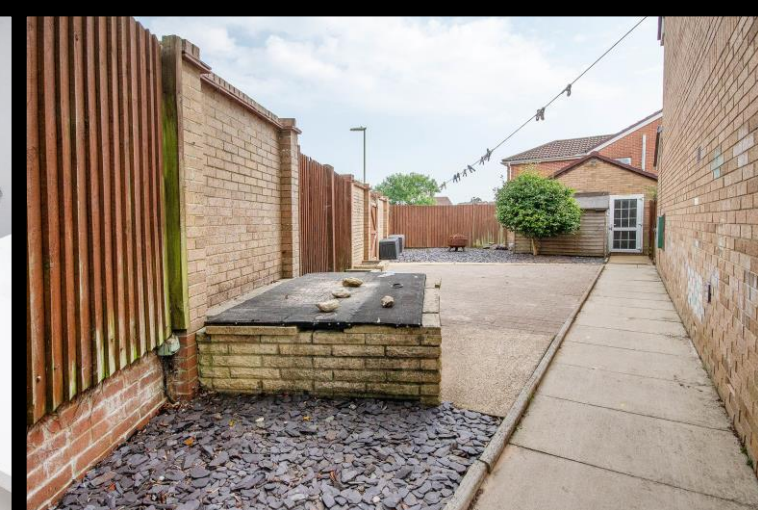


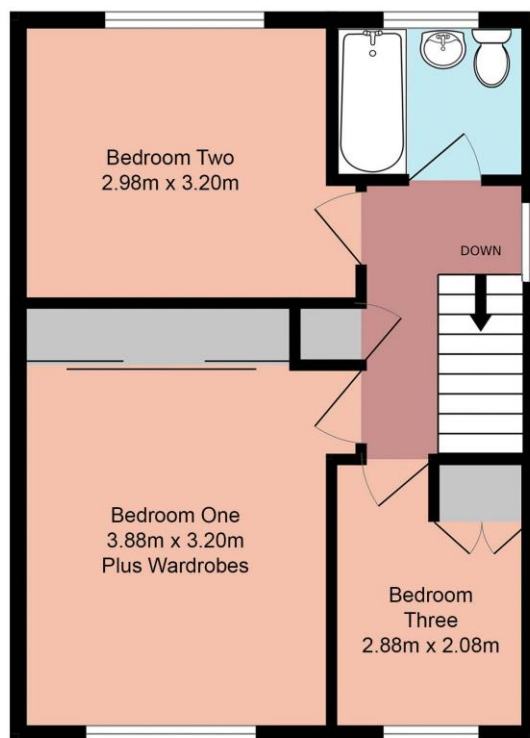


West Totton
£400,000

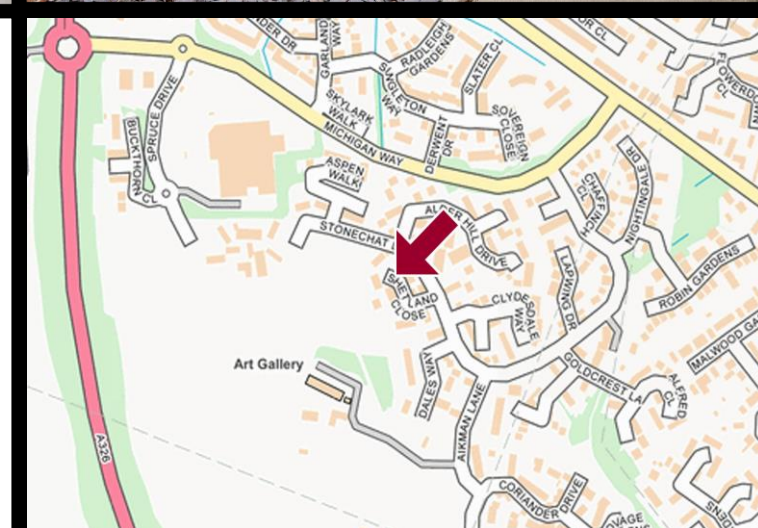
brantons



Ground Floor
41.7 sq.m. approx.



1st Floor
40.4 sq.m. approx.



Accommodation

Living Room 24' 11" x 17' 8" (7.59m x 5.39m) Maximum
Downstairs W.C 6' 7" x 2' 7" (2.00m x 0.79m)
Bedrom One 12' 9" x 10' 6" (3.88m x 3.20m) Plus Wardrobes
Bedroom Two 9' 9" x 10' 6" (2.98m x 3.20m)
Bedroom Three 9' 5" x 6' 10" (2.88m x 2.08m)
Bathroom 5' 6" x 6' 10" (1.68m x 2.08m)

Property

Brantons Independent Estate Agents are delighted to offer to the market this modern detached home situated in the corner of a cul-de-sac within a highly sought after of West Totton. The ground floor of the property is a wonderful display of contemporary open plan living with a modern kitchen, dining area with French doors, and a living area with bay window. Furthermore, there is a large storage cupboard and from the hall there is also a W.C. To the first floor there are three bedrooms with the master benefiting from the use of built in wardrobes and from the landing there is a modern family bathroom. The front of the property provides driveway parking that leads to a garage. The current owners have partitioned the garage to create storage to the front via the 'up and over garage door' as well as a separate area to the back which can be accessed via an external door from the garden. The enclosed rear garden is largely laid to low maintenance patio and paving and also has a lawn. Brantons are sure than an early viewing will be essential to avoid any later disappointment.

Features

- Attractive Detached Family Home
- Three Bedrooms
- Contemporary Open-Plan Living
- Modern Kitchen & Dining Area With French Doors
- Downstairs W.C
- Mondern Family Bathroom
- Private Rear Garden
- Driveway Parking Leading To Garage
- High Standard of Decorative Order
- Desirable Cul-de-sac Position

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Freehold
School Catchments
 Infant: Hazel Wood
 Junior: Abbotswood
 Senior: Hounslowdown

Distances

Motorway: 2.4 miles
Southampton Airport: 10.3 miles
Southampton City Centre: 0.8 miles
New Forest Park Boundary: 0.1 miles
Train Stations
 Ashurst: 3.2 miles
 Totton: 2.1 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) Turn left onto Stonechat Drive. 5) Take the seventh left into Shetland Close.

Energy Performance

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

Energy performance certificate (EPC)

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 not a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read [guidance for landlords on the requirements for exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

Energy efficiency rating for this property

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

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



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | 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.

