

24, Singleton Way, Totton, SO40 8XW £515,000



Property

Situated in the desirable residential area of Hazel Farm, Brantons Independent Estate Agents are delighted to offer for sale this modern detached family Home.

The ground floor accommodation comprises of a lounge, impressive 25ft kitchen-diner, sizable UPVC double glazed conservatory and from the hallway, a W.C. Upstairs consists of four bedrooms with the master being a particularly impressive size and benefiting from fitted wardrobes, dressing area and an en-suite shower room. From the landing there is also a sizable four piece family bathroom.

The front of the property provides driveway ample driveway parking and leads to an integral garage. The westerly facing rear garden has been laid to lawn and features a patio seating area.

The location offers easy access to the M27 and M3 Motorways and is within walking distance of a bus route and a supermarket. Brantons are sure that because of the location and versatile accommodation on offer, early viewing will be necessary.



Features

- Substantial Detached Family Home
- Four Bedrooms
- Lounge With Feature Fireplace
- Impressive Open-Plan Kitchen-Diner
- Large UPVC Conservatory

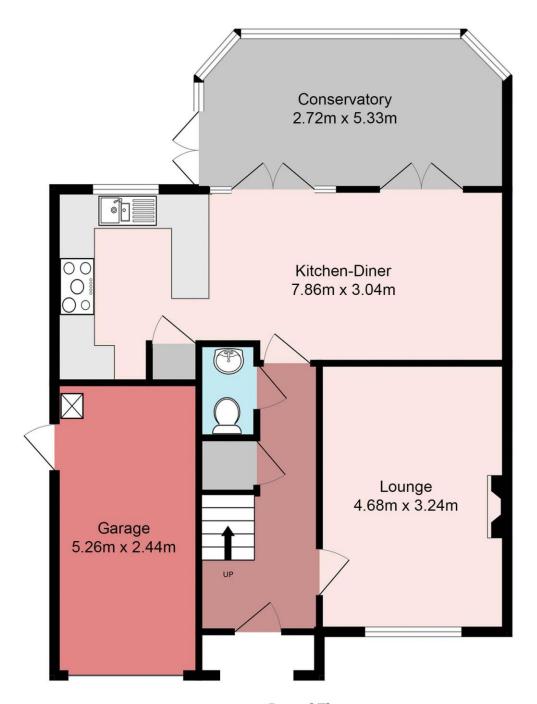
- Downstairs W.C & En-suite To Master
- Four Piece Family Bathroom
- Ample Driveway Parking Leading To Garage
- Westerly Facing Rear Garden
- Quietly Set Along Private Residents Driveway

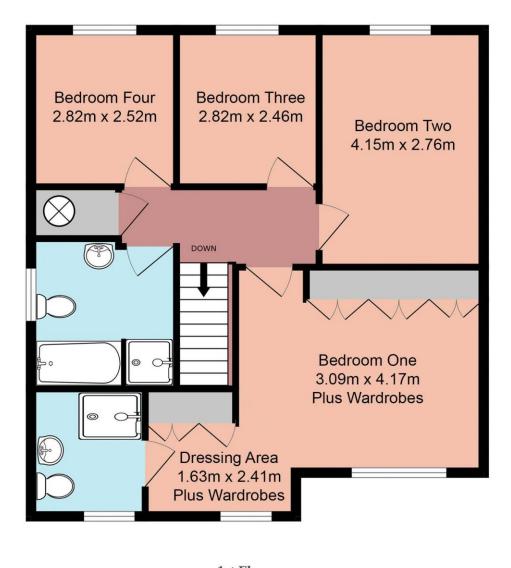


Area

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.





1st Floor

Ground Floor

Accommodation

Hall 15' 5" x 6' 2" (4.71m x 1.89m)

Lounge 15' 4" x 10' 8" (4.68m x 3.24m)

Kitchen-Diner 10' 0'' x 25' 9'' (3.04m x 7.86m)

Conservatory 8' 11" x 17' 6" (2.72m x 5.33m)

Downstairs W.C 5' 10" x 2' 11" (1.79m x 0.88m)

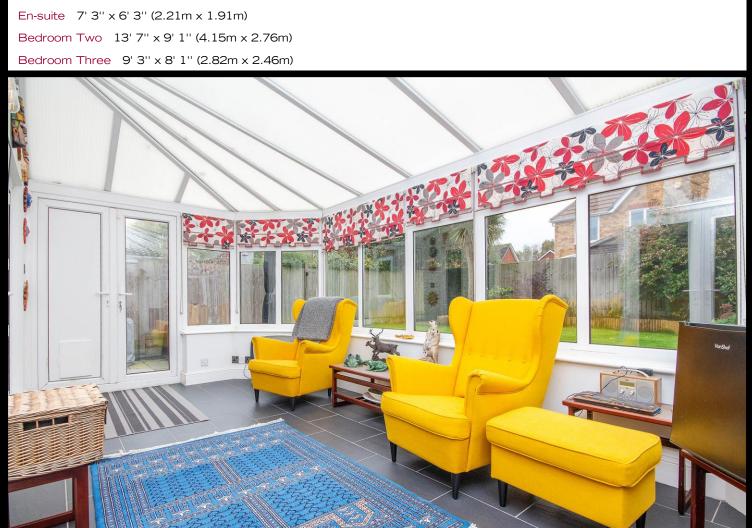
Bedroom One 10' 2" x 13' 8" (3.09m x 4.17m) Plus Wardrobes

Dressing Area $5' 4'' \times 7' 11'' (1.63m \times 2.41m)$ Plus Wardrobes

Bedroom Four 9' 3" x 8' 3" (2.82m x 2.52m)

Bathroom 8' 1" x 8' 2" (2.47m x 2.50m)

Garage 17' 3" x 8' 0" (5.26m x 2.44m)











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 left onto Singleton Way. 6) Continue on past the turning for Radleigh Gardens. The property can be found on the right hand side at the end of a private resident's driveway.

Distances

Motorway: 2.0 miles

Southampton Airport: 9.9 miles

Southampton City Centre: 5.9 miles

New Forest Park Boundary: 0.3 miles

Train Stations Ashurst: 3.9 miles

Totton: 2.0 miles

Information

Local Authority: New Forest District Council

Council Tax Band: E

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)



Total floor area

Rules on letting this poerty

Properties can be replact if we have a mergy rating from A to E

If the property cled F G, it be let, unless an exemption has been registered. You can read guidance for landlords on the regulation and amptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-

Energy ciciep rating for this property

See how to improve this property's energy performance.

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



The Property Ombudsman 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.