



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

brantons



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

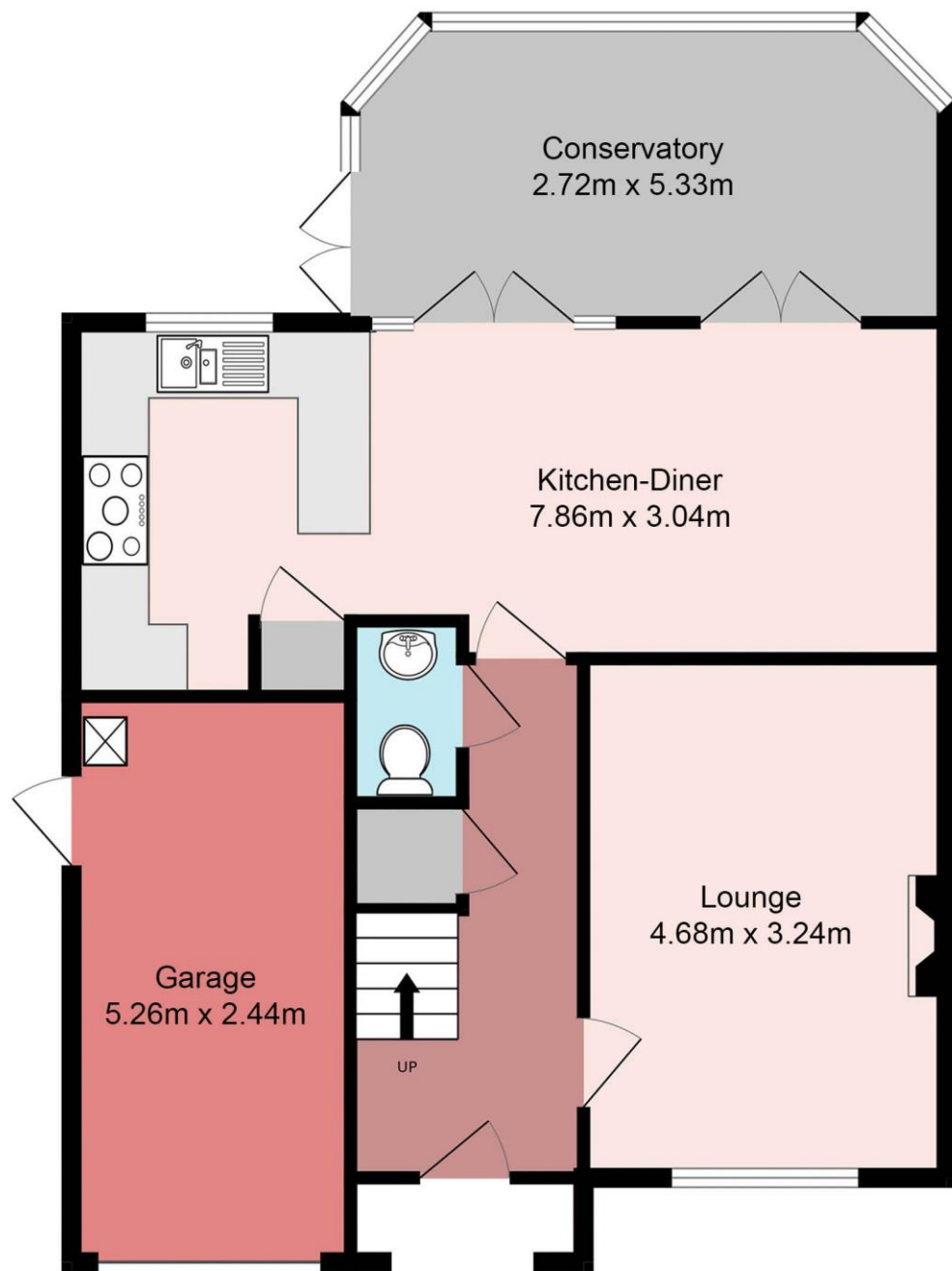


Area

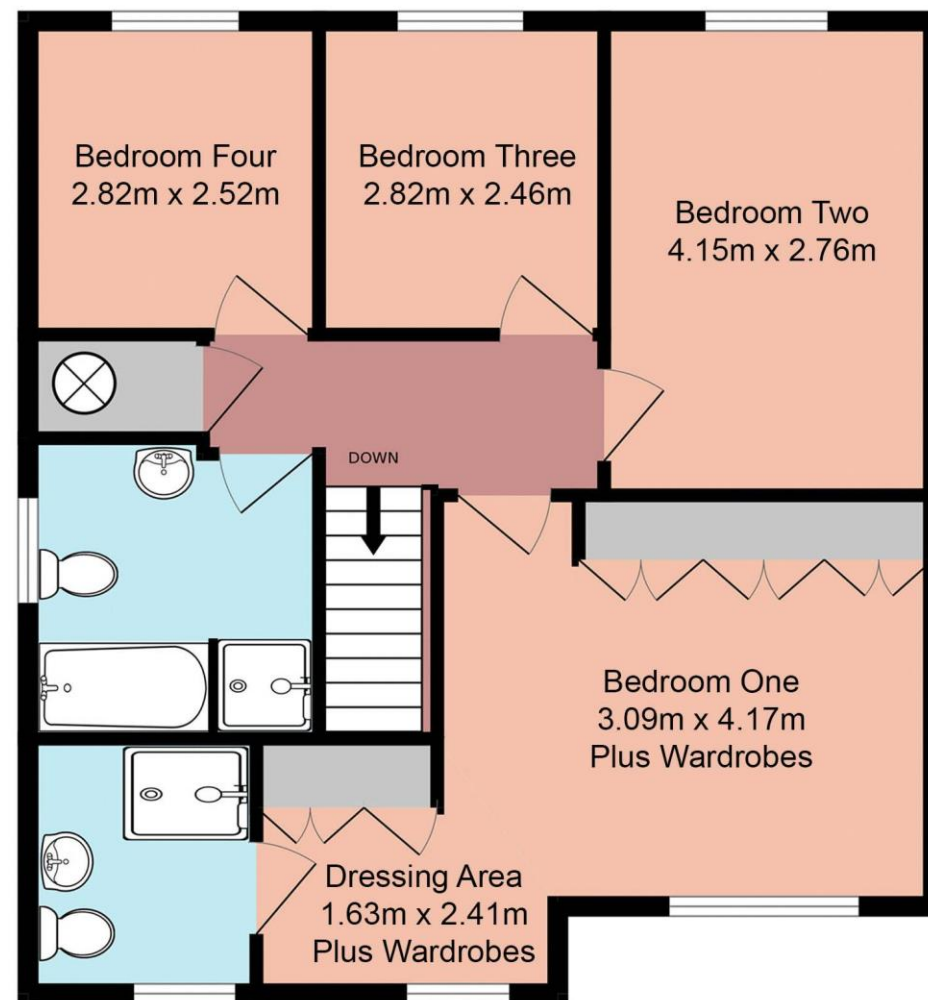
The preferred residential area of Hazel Farm was largely developed during the 2000's and is situated on the eastern edge of the New Forest. Hazel Farm is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of a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





Ground Floor



1st 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" x 7' 11" (1.63m x 2.41m) Plus Wardrobes

En-suite 7' 3" x 6' 3" (2.21m x 1.91m)

Bedroom Two 13' 7" x 9' 1" (4.15m x 2.76m)

Bedroom Three 9' 3" x 8' 1" (2.82m x 2.46m)

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)

| | |
|-----------------------|--------------------|
| 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-standard) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard>).

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>

EPC PENDING



