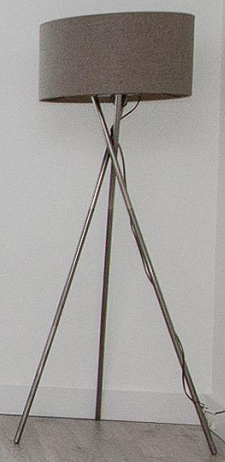




4, Singleton Way, Totton, SO40 8XW  
£525,000

**brantons**



## Property

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

The ground floor accommodation is comprised of a lounge with bay window and feature fireplace, high specification kitchen with central island, large UPVC conservatory with fully insulated roof, and from the hallway there is a W.C. Upstairs consists of four double bedrooms with the master and benefiting an en-suite shower room and from the landing there is a family bathroom. The front of the property provides ample driveway parking with E.V charging point. The driveway leads to an integral garage with electric remote controlled roller door. At the rear is a low maintenance garden that has been laid to artificial 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.

During their ownership the vendors of the property have embarked on a programme of refurbishment and improvement and in our opinion the property is presented to a high standard of decorative order and would allow any potential purchaser the ability to move straight in. Brantons are sure that because of the location and versatile accommodation on offer, early viewing will be necessary to avoid a later disappointment.

## Features

- Modernised & Improved Detached Family Home
- Four Double Bedrooms
- Lounge with Bay Window
- Dining Room With French Doors
- Hi-Specification Kitchen With Central Island
- Large UPVC Conservatory
- Refitted Family Bathroom & En-suite Shower Room
- Driveway Parking & Garage With Electric Roller Door
- Low Maintenance Rear Garden With Patio Seating Area

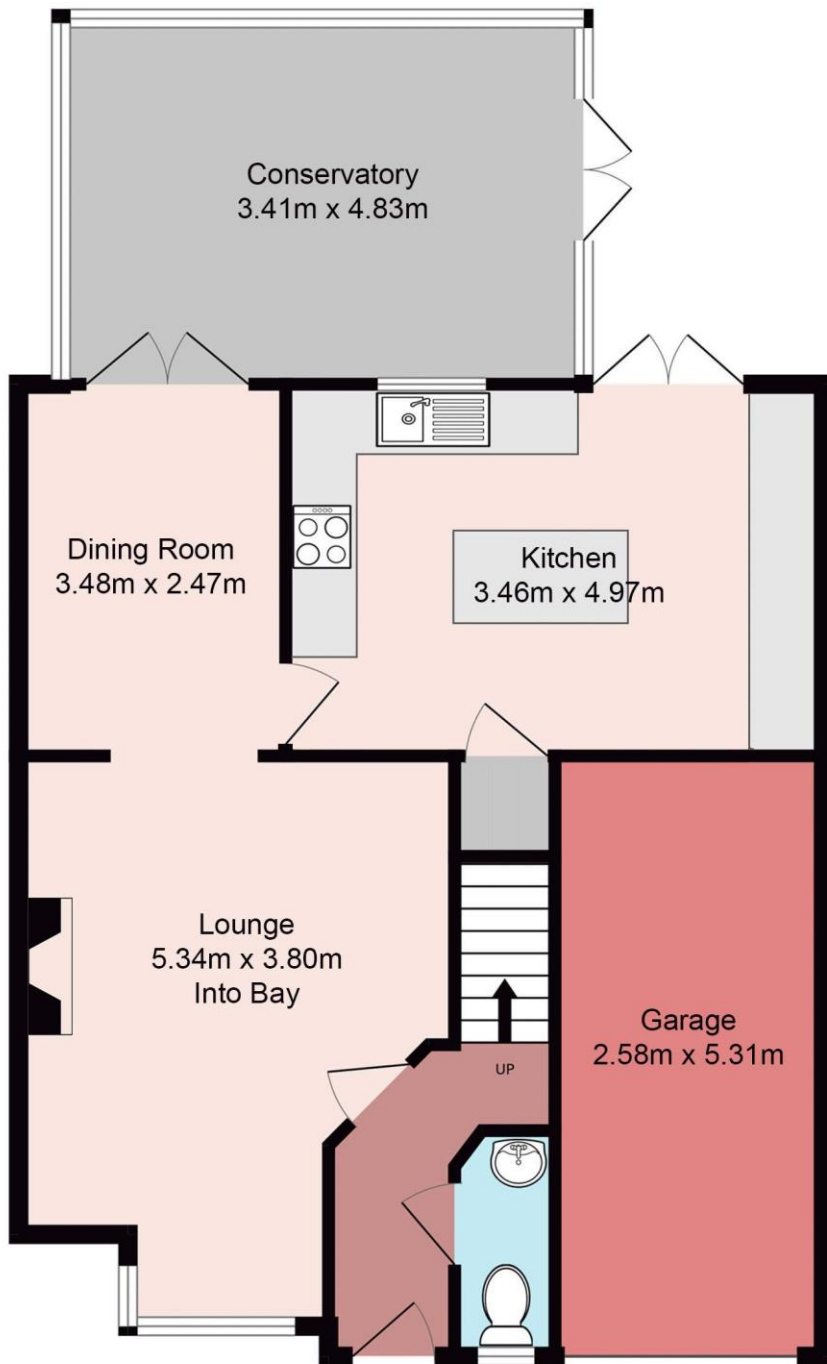


## Area

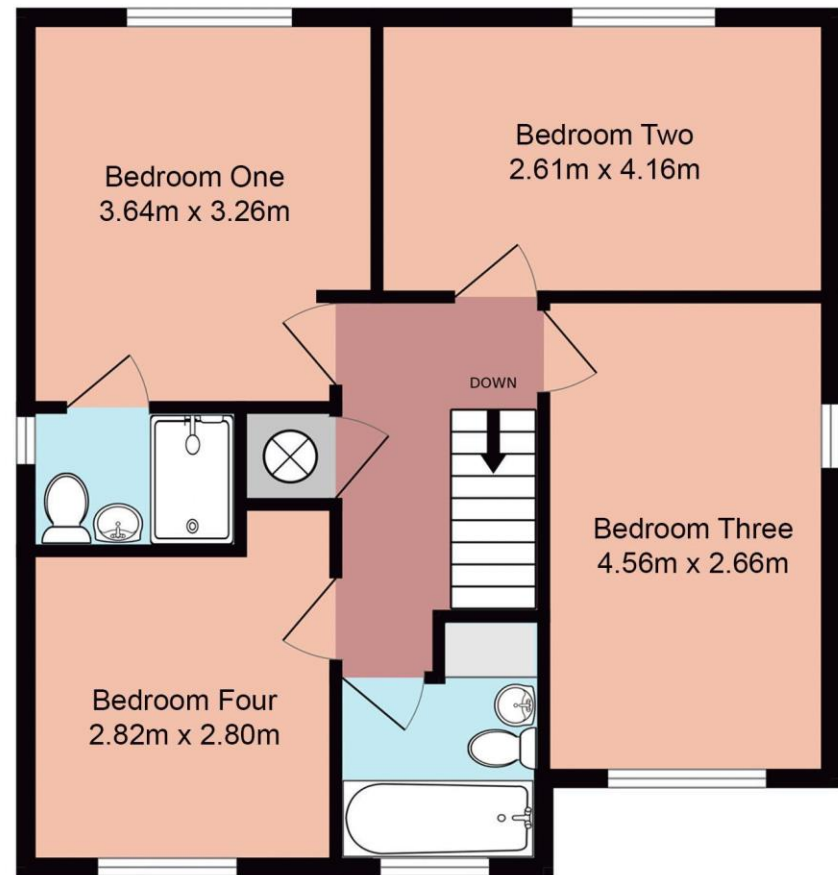
The preferred residential area of Hazel Farm was largely developed during the 2000's and is situated on the eastern edge of the New Forest. Hazel Farm is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of a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



**1st Floor**  
57.0 sq.m. approx.

## Accommodation

**Lounge** 17' 6" x 12' 6" (5.34m x 3.80m) Into Bay

**Garage** 8' 6" x 17' 5" (2.58m x 5.31m)

**Kitchen** 11' 4" x 16' 4" (3.46m x 4.97m)

**Dining Room** 11' 5" x 8' 1" (3.48m x 2.47m)

**Conservatory** 11' 2" x 15' 10" (3.41m x 4.83m)

**Bedroom One** 11' 11" x 10' 8" (3.64m x 3.26m)

**En-suite** 4' 5" x 6' 6" (1.34m x 1.99m)

**Bedroom Two** 8' 7" x 13' 8" (2.61m x 4.16m)

**Bedroom Three** 15' 0" x 8' 9" (4.56m x 2.66m)

**Bedroom Four** 9' 3" x 9' 2" (2.82m x 2.80m)

**Bathroom** 7' 9" x 6' 1" (2.36m x 1.85m) Maximum





## 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 and into Singleton Way.

## 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<br>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) (<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>

**EPC PENDING**

