



4, Singleton Way, Totton, SO40 8XW
£510,000

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

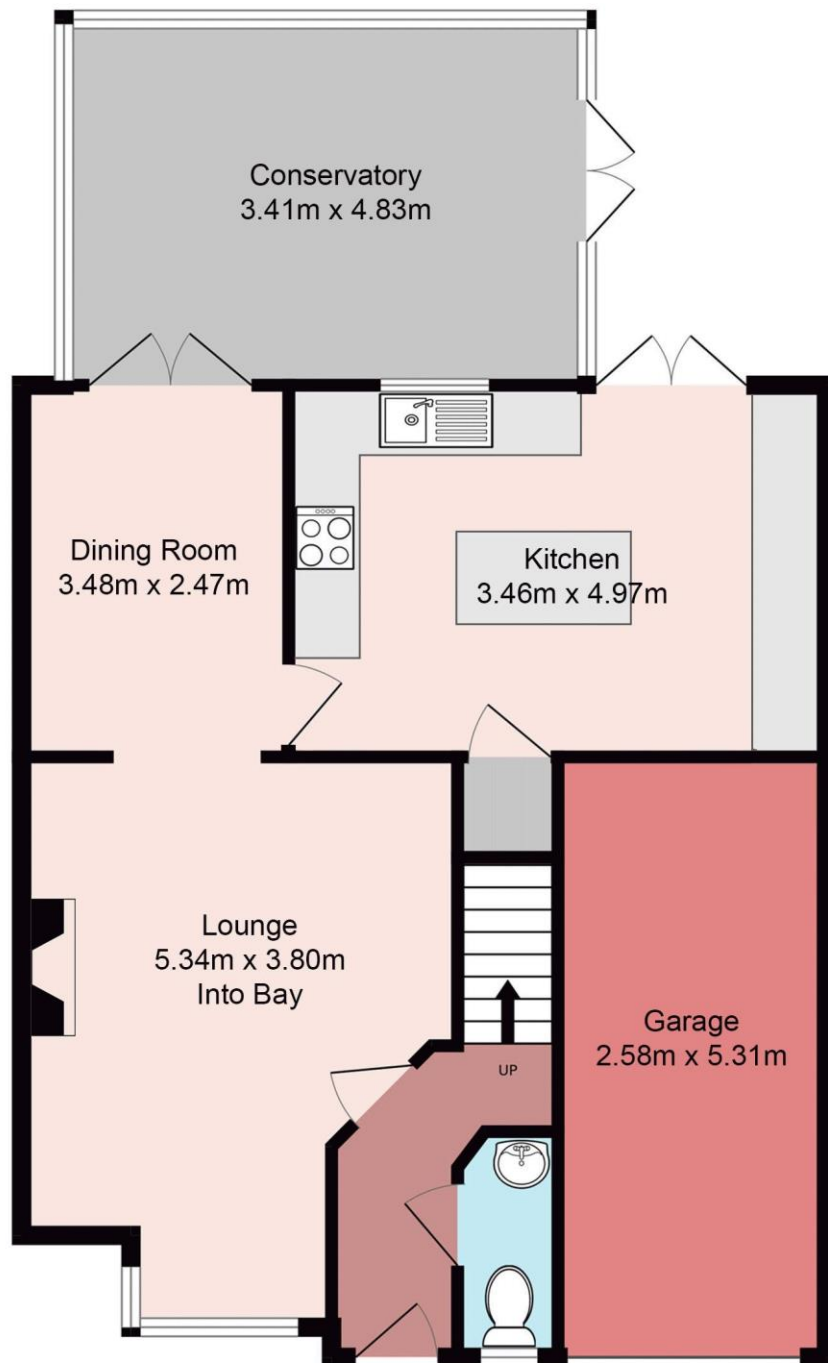


Area

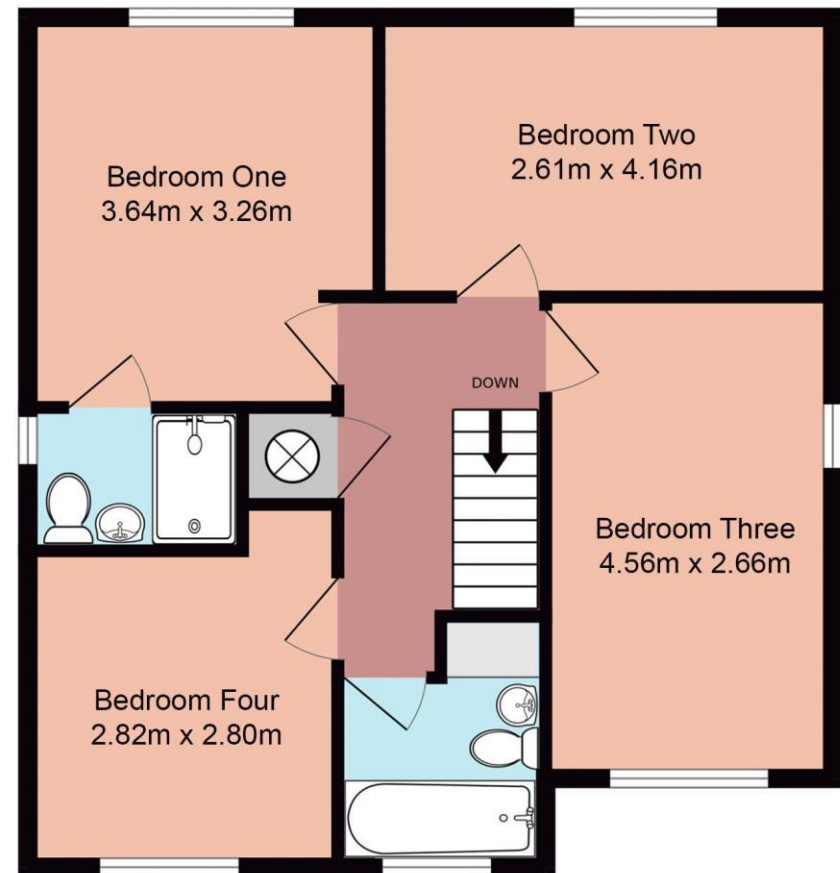
The preferred residential area of Hazel Farm was largely developed during the 2000's and is situated on the eastern edge of the New Forest. Hazel Farm is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of a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

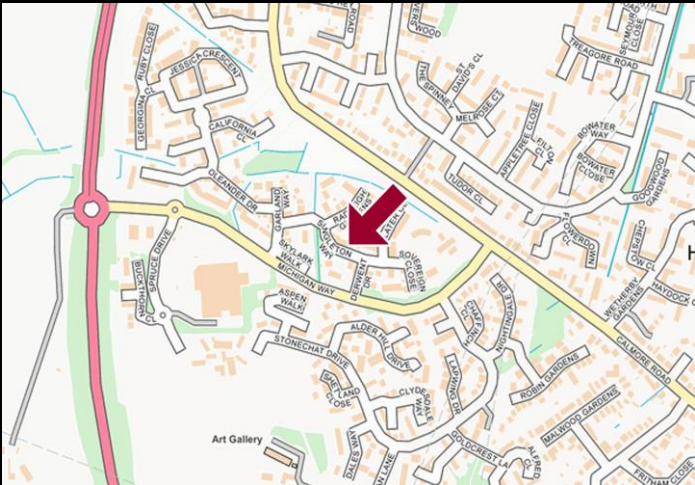
1) From our office head West on Water Lane. 2) At the main junction turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the first right onto Derwent Drive. 5) Turn left onto Singleton Way. 6) Continue on past the turning for Radleigh Gardens and into Singleton Way.

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)

Totton SOUTHAMPTON SO40 8	Energy rating C	Valid until: 7 December 2034
		Certificate number:
Property type	Detached house	
Total floor area	125 square metres	

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

