

28, Clydesdale Way, Totton, SO40 8HZ

01253 650

**brantons**







## Property

Brantons Independent Estate Agents are pleased to present to for sale this detached family home situated in a desirable cul-de-sac setting within the highly regarded residential area of West Totton. The ground floor layout is comprised of a spacious lounge-diner, modern conservatory, re-modelled kitchen with breakfast bar and from the hallway, a W.C. The first floor accommodation consists of four bedrooms, three of which are generous double rooms. The master bedroom benefits from a recently refitted en-suite shower room and from the landing there is also a recently refitted family bathroom. The front of the property has a pressed concrete driveway with parking for two cars leading to a garage with integral access and electric roller door. At the rear is a larger than average landscaped garden that offers a good degree of privacy with leafy outlook and a recently laid patio seating area. The current owners have embarked on a programme of refurbishment and improvements and in our opinion the property is presented to a high standard of decorative order thus allowing any potential purchaser the ability to move straight in. Brantons are sure that an early internal inspection is essential to fully appreciate the location and surprisingly versatile accommodation on offer.

## Features

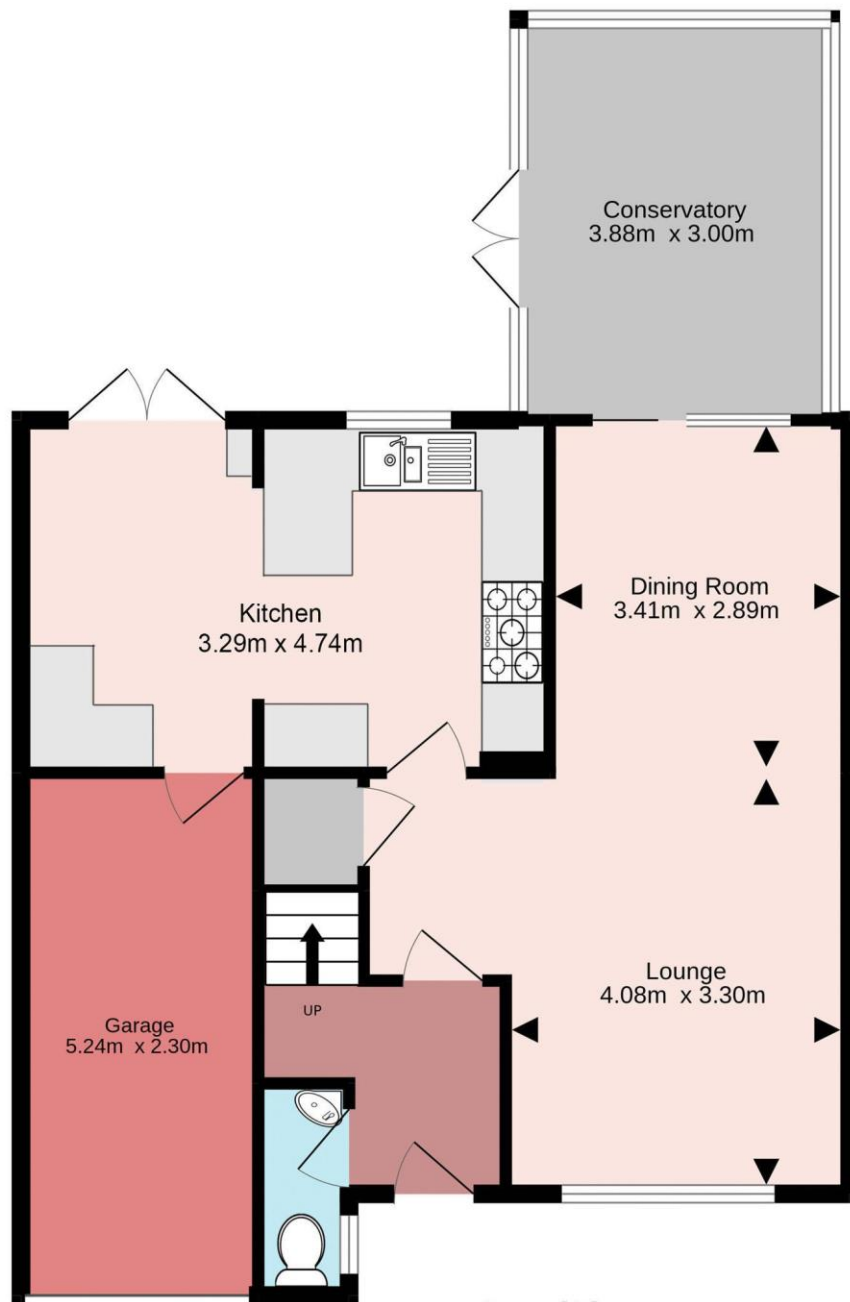
- Refurbished Detached Family Home
- Kitchen Installed 2020
- Conservatory Built 2020
- Windows & Doors Installed 2019
- Boiler & Gas Central Heating System Installed 2019
- Bathroom & En-suite Recently Refitted
- UPVC Fascias & Soffits Installed 2020
- Electric Roller Garage Door Fitted 2020
- Garden Landscaped 2021 & New Patio Laid 2021
- Replacement Fencing 2021



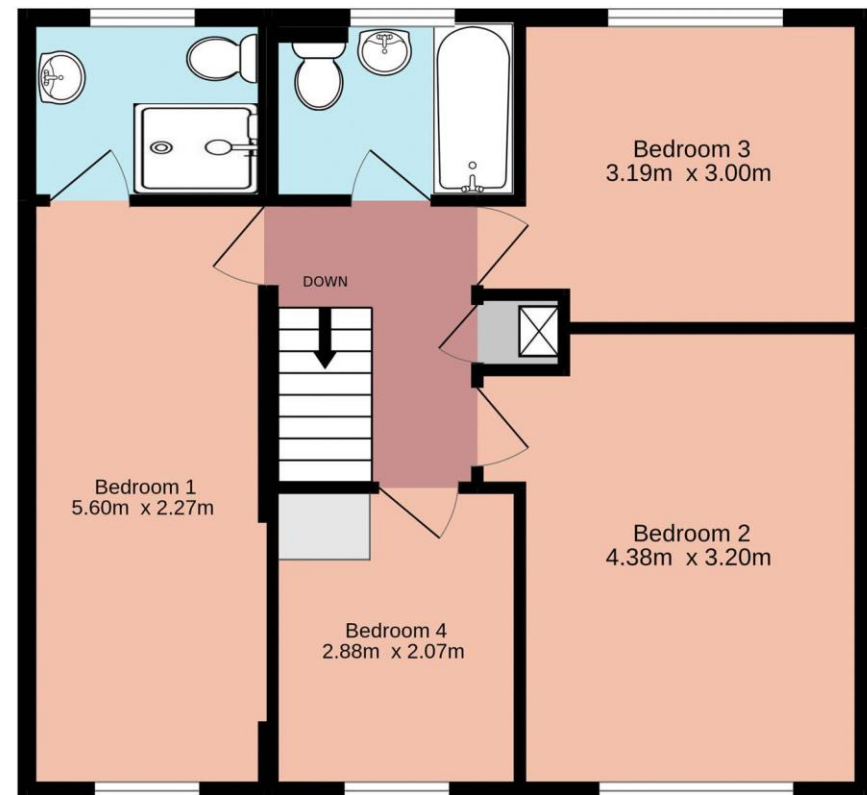
## Area

The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton 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. West Totton is also home to the Hangar Farm Arts Centre which provides the community with a professional entertainment venue showing an exhilarating array of exhibitions and performing arts. 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 five miles away. Families enjoy the close proximity to the New Forest National Park with its enjoyable walks and picturesque villages.





Ground Floor  
74.4 sq.m. approx.



1st Floor  
59.6 sq.m. approx.



## Accommodation

**Lounge** 13' 5" x 10' 10" (4.08m x 3.30m)

**Dining Area** 11' 2" x 9' 6" (3.41m x 2.89m)

**Kitchen** 10' 10" x 15' 7" (3.29m x 4.74m)

**Conservatory** 12' 9" x 9' 11" (3.88m x 3.01m)

**Downstairs W.C** 6' 6" x 2' 7" (1.98m x 0.78m)

**Bedroom One** 18' 4" x 7' 5" (5.60m x 2.27m)

**En-suite** 5' 8" x 7' 5" (1.73m x 2.26m)

**Bedroom Two** 14' 4" x 10' 6" (4.38m x 3.20m)

**Bedroom Three** 9' 10" x 10' 6" (3.00m x 3.19m)

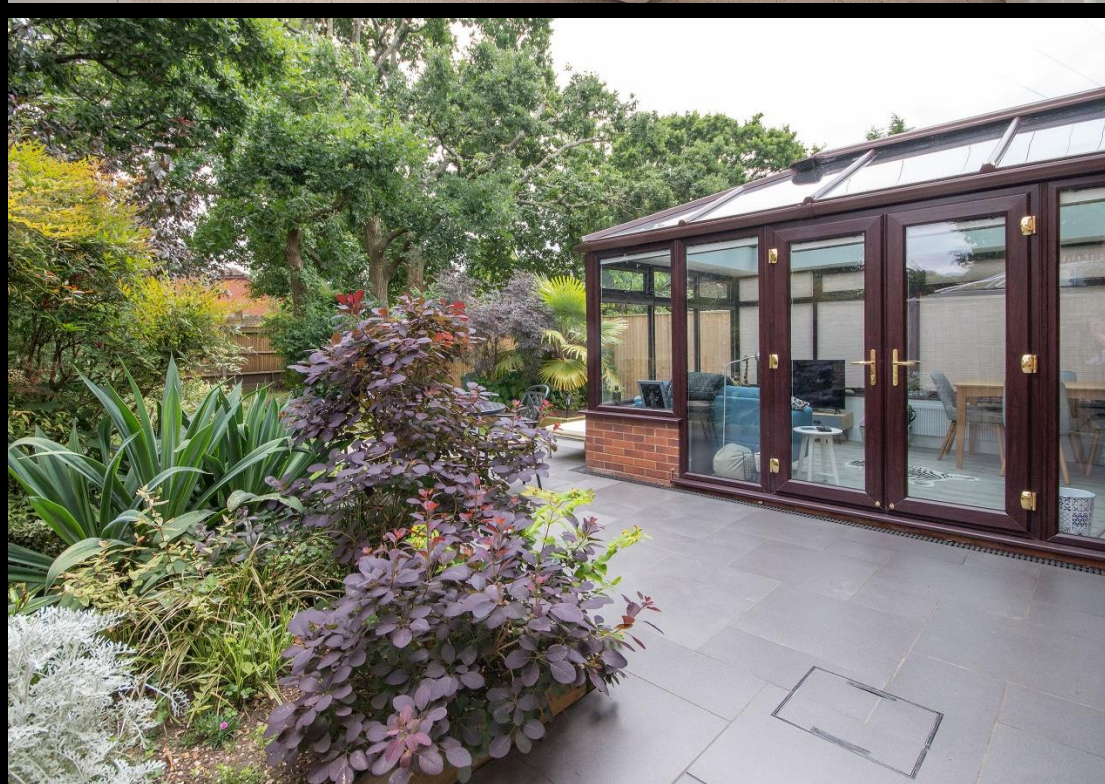
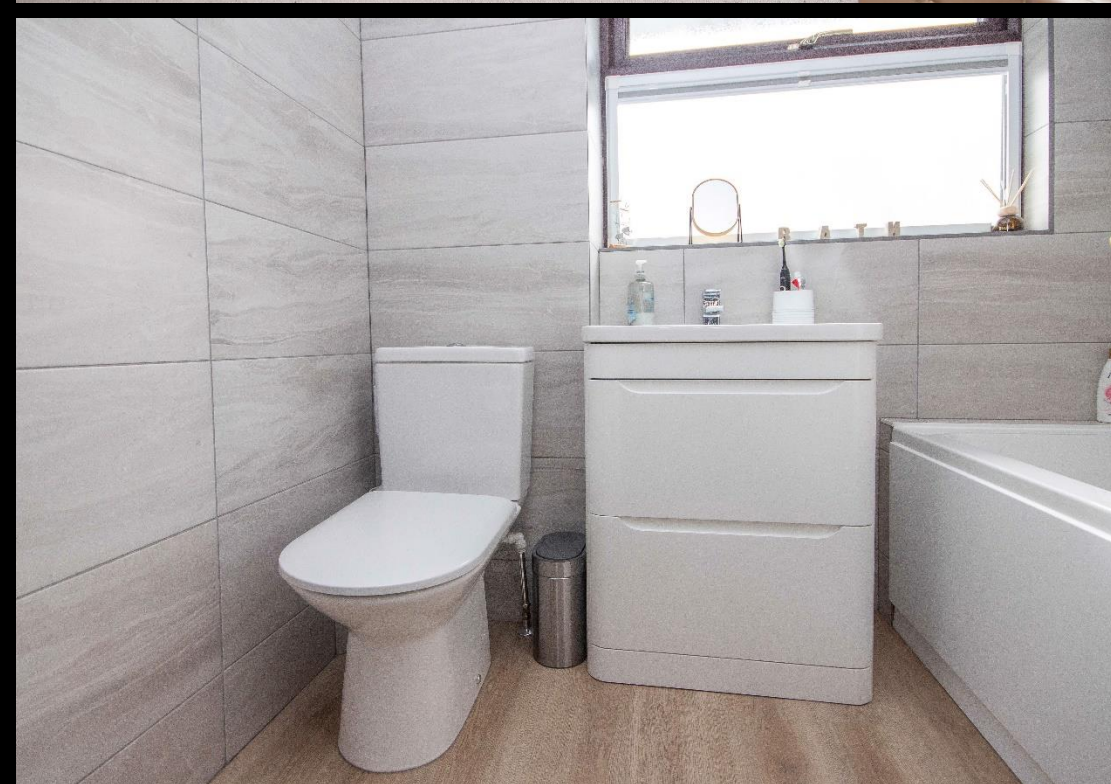
**Bedroom Four** 9' 5" x 6' 9" (2.88m x 2.07m)

**Bathroom** 5' 6" x 6' 9" (1.67m x 2.06m)

**Garage** 17' 2" x 7' 7" (5.24m x 2.30m)









## 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 third right into Clydesdale Way.

## 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

## Information

Local Authority: New Forest District Council

Council Tax Band: E

Tenure Type: Freehold

School Catchments

Infant: Hazel Wood

Junior: Abbotswood

Senior: Hounsdown

## Energy Performance

7/6/22, 5:13 PM

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

### Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 8	Energy rating <b>D</b>	Valid until: 2 May 2029 Certificate number:
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Property type

Detached house

Total floor area

107 square metres

### 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   B
69-80	<b>C</b>		
55-68	<b>D</b>	63   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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





The Property  
Ombudsman

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