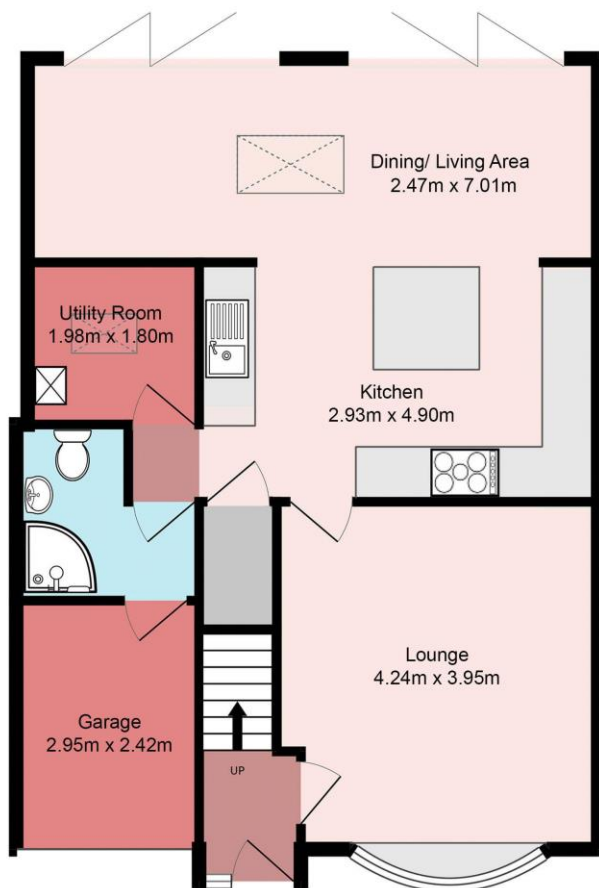




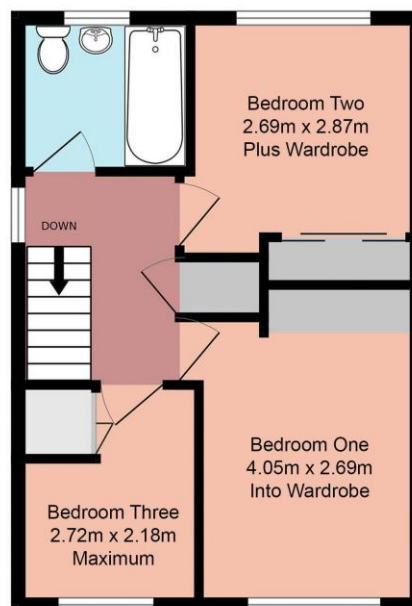
34, Coriander Drive, Totton, SO40 8FS  
£425,000

**brantons**

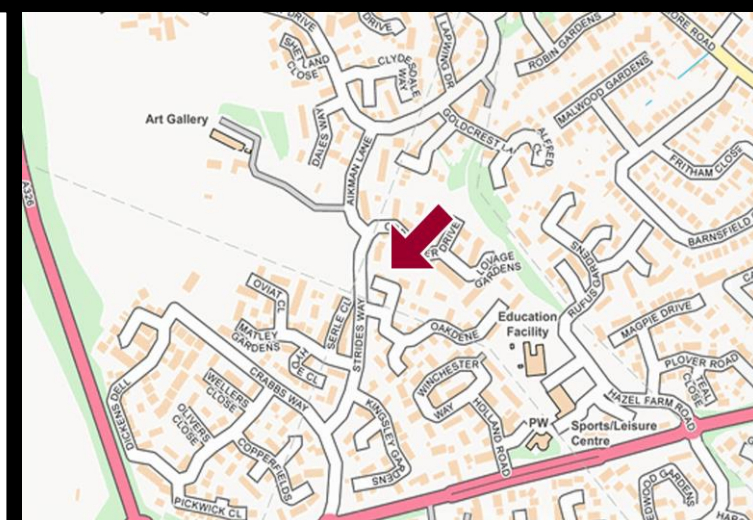




Ground Floor  
69.7 sq.m. approx.



1st Floor  
35.2 sq.m. approx.



Accommodation

Lounge13' 11" x 13' 0" (4.24m x 3.95m)

Kitchen9' 7" x 16' 1" (2.93m x 4.90m)

Dining/ Living Area8' 1" x 23' 0" (2.47m x 7.01m)

Utility Room6' 6" x 5' 11" (1.98m x 1.80m)

Shower Room7' 1" x 7' 5" (2.16m x 2.25m) Maximum

Bedroom One13' 3" x 8' 10" (4.05m x 2.69m) Into Wardrobe

Bedroom Two8' 10" x 9' 5" (2.69m x 2.87m) Plus Wardrobe

Bedroom Three8' 11" x 7' 2" (2.72m x 2.18m) Maximum

Bathroom6' 3" x 6' 6" (1.91m x 1.97m)

Garage9' 8" x 7' 11" (2.95m x 2.42m)

Property

Brantons Independent Estate Agents are proud to present to the market this extended detached family home situated within a sought after cul-de-sac location in West Totton. The ground floor layout is comprised of a lounge and an impressive open-plan kitchen-diner with central preparation island, integrated appliances and an enviable dining/living space with a vaulted ceiling that features a Velux window and two bi-fold patio doors making it an ideal space to entertain especially during the summer months. Furthermore, there is a utility room, and a downstairs shower room. The first floor accommodation consists of three bedrooms which all benefit from built in wardrobes, and from the landing there is a family bathroom. The front of the property provides ample driveway parking that leads to a garage (please note that the garage has been partially converted to create the shower room - see the floor plan for measurements and more detail). At the rear is a garden that enjoys a good degree of privacy and seclusion and is mainly laid to lawn with patio seating area. We believe that to fully appreciate the location and modern style of living, an early internal inspection is highly advised.

Features

- Extended Detached Family Home
- Three Bedrooms all Benefitting from Built in Wardrobes
- Spacious Lounge with Bay Window
- Impressive Open-Plan Kitchen-Diner Living Space
- Utility Room With Velux Window

- Downstairs Shower Room
- Family Bathroom
- Ample Driveway Parking
- Private Rear Garden Laid to Lawn & Patio Seating
- Highly Sought After Cul-de-sac Location

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

Infant: Hazel Wood

Junior: Abbotswood

Senior: Hounsdown / Testwood

Distances

Motorway: 2.5 miles

Southampton Airport: 10.6 miles

Southampton City Centre: 6.6 miles

New Forest Park Boundary: 0.5 miles

Train Stations

Ashurst: 3.1 miles

Totton: 1.9 miles

Directions

1) From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout. 3) Take the third exit onto Crabbs Way. 4) Take the first right onto Strides Way. 5) Take the third right onto Coriander Drive.

Energy Performance

3/5/25, 8:28 PM

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

Energy performance certificate (EPC)

Totton, SOUTHAMPTON, SO40 8

Energy ratingC

Valid until:19 June 2029

Certificate number:

Property typeDetached house

Total floor area90 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 B.

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

ScoreEnergy rating

92+AB

81-91B

69-80C

55-68D

39-54E

21-38F

1-20G

Current71C

Potential84B

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

The Property Ombudsman

Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto: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.



