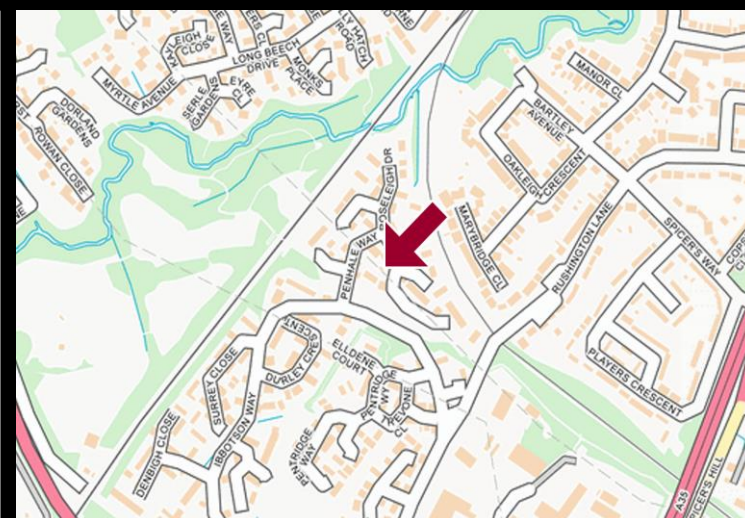
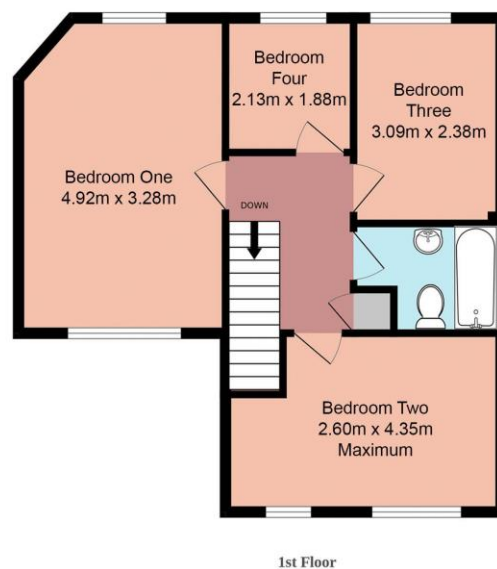
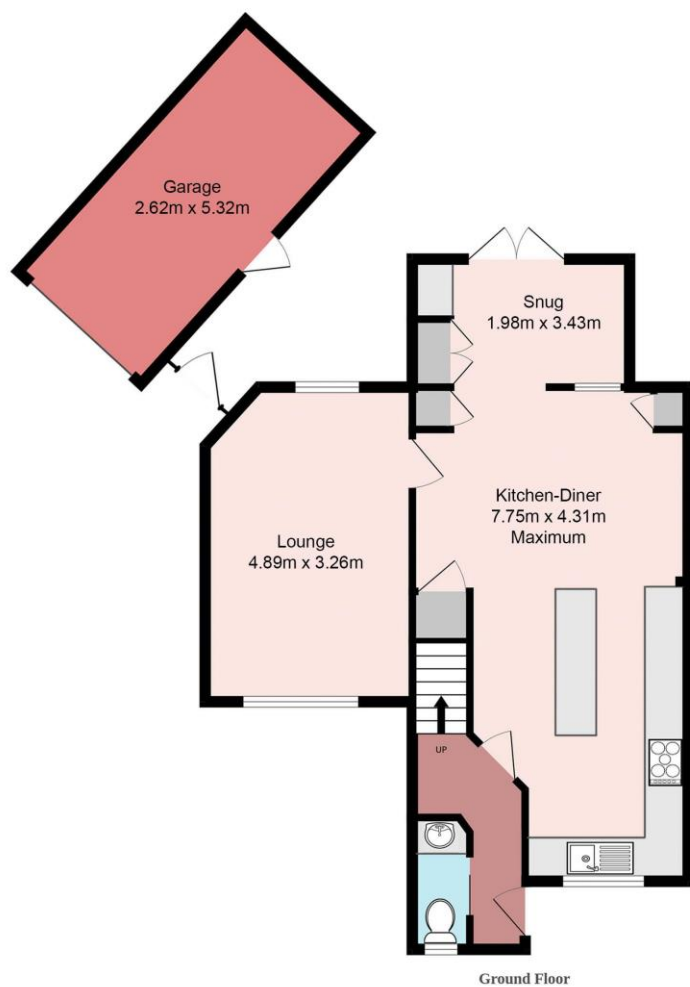




3, Roseleigh Drive, Totton, SO40 7JY
£475,000

brantons



Accommodation	
Lounge	16' 1" x 10' 8" (4.89m x 3.26m)
Kitchen-Diner	25' 5" x 14' 2" (7.75m x 4.31m) Maximum
Snug	6' 6" x 11' 3" (1.98m x 3.43m)
Downstairs W.C	6' 6" x 2' 7" (1.99m x 0.79m)
Bedroom One	16' 2" x 10' 9" (4.92m x 3.28m)
Bedroom Two	8' 6" x 14' 3" (2.60m x 4.35m)
Bedroom Three	10' 2" x 7' 10" (3.09m x 2.38m)
Bedroom Four	7' 0" x 6' 2" (2.13m x 1.88m)
Garage	8' 7" x 17' 5" (2.62m x 5.32m)
Bathroom	6' 2" x 7' 9" (1.87m x 2.36m) Maximum

Property

Brantons Independent Estate Agents are delighted to offer to the market this spacious and extended end of terrace family home situated in the highly sought after location of Ashurst Bridge. The ground floor layout is comprised of; a sizable lounge with dual aspect windows, impressive open-plan kitchen-diner with integrated appliances and central preparation island, snug with French doors and built in storage, and from the hallway there is also a W.C. The first floor accommodation consists of four bedrooms with a defining master and from the landing there is a contemporary family bathroom. The front of the property provides off road parking that leads to a detached garage with 'up and over door'. At the rear is the 'lifestyle' garden that is laid to low maintenance artificial lawn and patio seating area, and there is also a large, covered seating area which is ideal for al-fresco dining and entertaining during the summer months. The current owners have presented the property to a high standard of decorative order throughout which would allow any potential purchaser the ability to move straight in. Brantons highly advise booking an early viewing to avoid any later disappointment.

Features	
▪ Substantial Extended Family Home	▪ Downstairs W.C
▪ Four Bedrooms with Defining Master	▪ Contemporary Family Bathroom
▪ Spacious Lounge with Dual Aspect Windows	▪ Driveway Parking Leading to Detached Garage
▪ Impressive Open-Plan Kitchen-Diner	▪ Low Maintenance 'Lifestyle' Garden with Artificial Lawn &
▪ Family Room/ Snug with French Doors	Covered Seating Area

Information	
Local Authority: New Forest District Council	
Council Tax Band: C	
Tenure Type: Freehold	
School Catchments	Infant: Foxhills
	Junior: Foxhills
	Senior: Hounsdown

Distances	
Motorway: 2.7 miles	
Southampton Airport: 10.0 miles	
Southampton City Centre: 5.9 miles	
New Forest Park Boundary: 0.9 miles	
Train Stations	Ashurst: 2.4 miles
	Totton: 2.2 miles

Directions

then immediately right on to Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Ave. Turn left into Lackford Ave. Turn

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 a rented private residential building, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standards \(minimum EPC rating\)](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>

