



12, Burnbank Gardens, Totton, SO40 8WE

£525,000

brantons



Property

Situated in a highly regarded residential area within Totton, Brantons Independent Estate Agents are delighted to present for sale this detached executive style family home.

The ground floor layout is comprised of a spacious lounge with feature fireplace and French doors, a dining room, modern kitchen with utility area, and from the hallway, there is a W.C. The first floor accommodation consists of four generous bedrooms with the master benefiting from fitted wardrobes and the luxury use of an en-suite shower room. From the landing there is also a family bathroom.

Additional features of the property include ample parking that leads to a sizable double garage and to the rear of the property is the garden. The partially walled garden is laid to lawn with two patio seating areas and a pleasant surrounding array of plants, bushes and shrubs.

The property is set in a quiet cul-de-sac setting and enjoys a good degree of privacy and seclusion. The location is within close distance to shops, amenities and transport links. As a result of this, Brantons suggest an early viewing will be necessary to avoid any later disappointment.

Features

- Sizable Detached Family Home
- Four Bedrooms
- Lounge With Feature Fireplace
- Kitchen With Utility Area
- Separate Dining Room With French Doors
- Downstairs W.C
- Family Bathroom & En-suite To Master
- Driveway Parking Leading To Double Garage
- Large Rear Garden With Lawn & Two Patio Seating Areas
- Cul-de-sac Location Within Close Distance to Town Centre

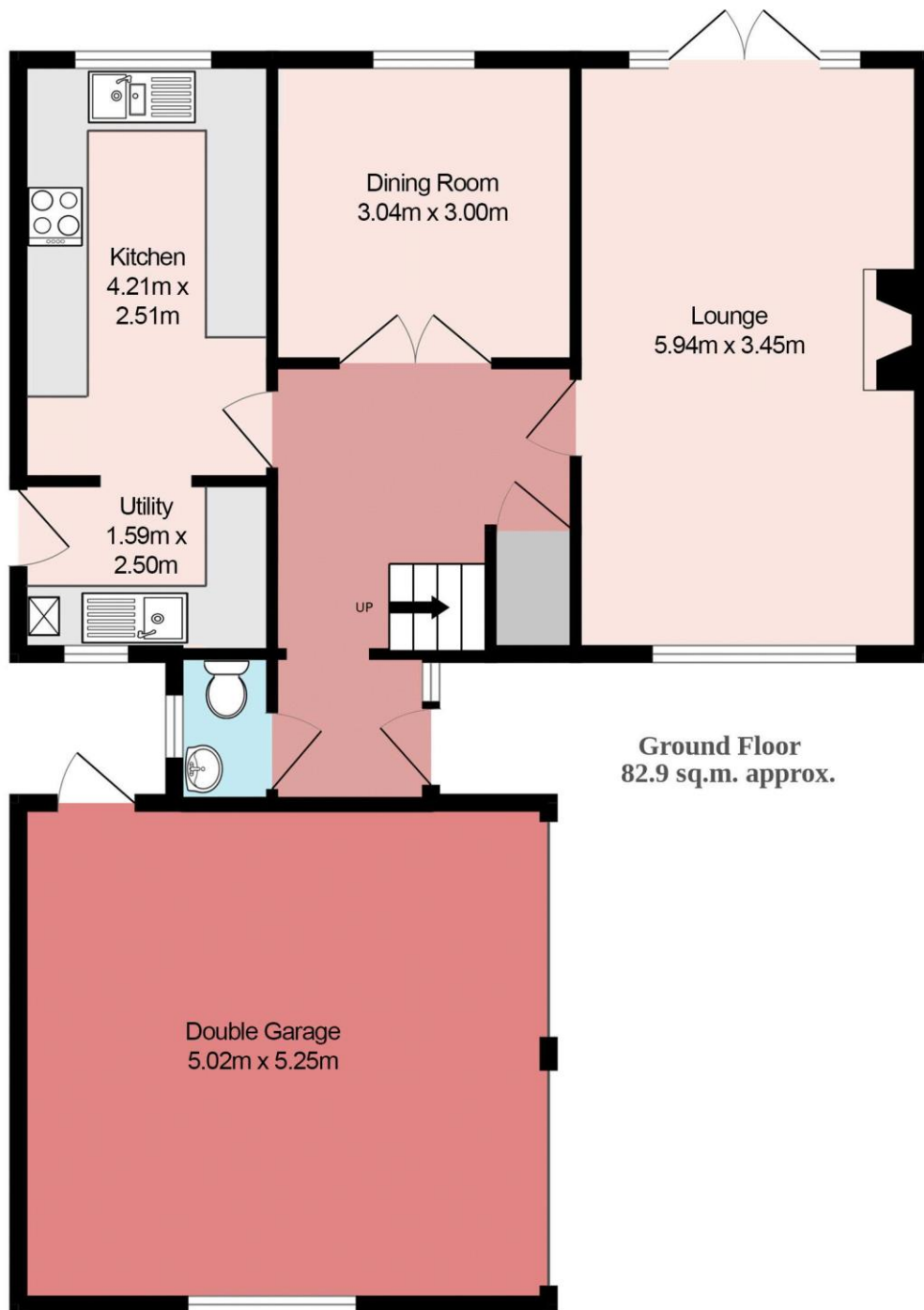


Area

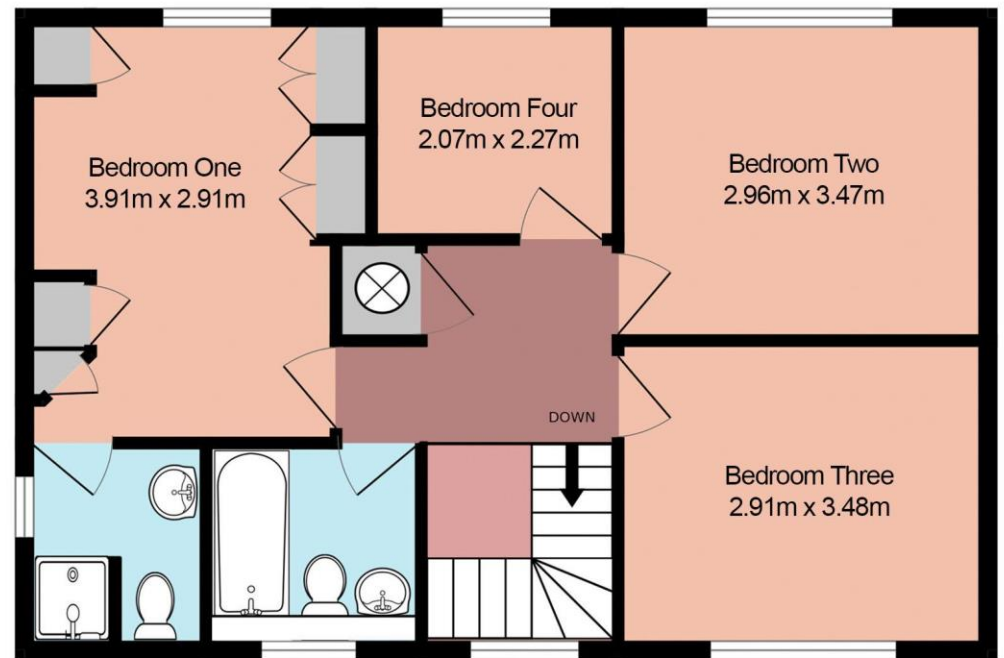
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Ground Floor
82.9 sq.m. approx.



1st Floor
53.4 sq.m. approx.

Accommodation

Porch 4' 10" x 5' 1" (1.47m x 1.56m)

Hall 9' 1" x 9' 11" (2.76m x 3.03m)

Lounge 19' 6" x 11' 4" (5.94m x 3.45m)

Dining Room 10' 0" x 9' 10" (3.04m x 3.00m)

Kitchen 13' 10" x 8' 3" (4.21m x 2.51m)

Downstairs W.C 4' 9" x 3' 1" (1.44m x 0.95m)

Utility Room 5' 3" x 8' 2" (1.59m x 2.50m)

Bedroom One 12' 10" x 9' 7" (3.91m x 2.91m)

En-suite 6' 6" x 5' 7" (1.97m x 1.69m)

Bedroom Two 9' 9" x 11' 5" (2.96m x 3.47m)

Bedroom Three 9' 7" x 11' 5" (2.91m x 3.48m)

Bedroom Four 6' 9" x 7' 5" (2.07m x 2.27m)

Bathroom 6' 4" x 6' 7" (1.94m x 2.00m)

Double Garage 16' 6" x 17' 3" (5.02m x 5.25m)





Directions

1) From our office head South on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road/A336. 3) At the roundabout continue straight across. 4) Continue on Ringwood Road for approximately 0.4 miles. 5) Take the third left into Broadmeadow Close then turn left again into Burnbank Gardens.

Distances

Motorway: 1.5 miles
Southampton Airport: 8.8 miles
Southampton City Centre: 4.9 miles
New Forest Park Boundary: 3.7 miles
Train Stations
Ashurst: 1.0 miles
Totton: 1.0 miles

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Freehold
School Catchments
Infant: Lydlynch
Junior: Abbotswood
Senior: Testwood

Energy Performance

Energy performance certificate (EPC)

12 Burnbank Gardens Totton SOUTHAMPTON SO40 8WE	Energy rating C	Valid until: 17 July 2036
		Certificate number: 9658-3052-7203-4815-7200

Property type	Detached house
Total floor area	115 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

