



55, Durley Crescent, Totton, SO40 7QA
£515,000

brantons



Property

Brantons Independent Estate Agents are delighted to present for sale this attractive, extended and detached family home situated in a quiet cul-de-sac within the highly regarded residential area of Ashurst Bridge.

The ground floor layout begins with an entrance hallway that takes you through into the lounge which has a bay window. You then enter the stunning kitchen-diner which measures approximately 24' in width and incorporates a range of hi-end integral appliances, breakfast bar and there is an open-plan orangery with large sky light and bi-fold doors. There is also a utility room, and a downstairs W.C.

The first floor accommodation consists of four double bedrooms, with the master benefitting from en-suite facilities. From the landing there is a modern refitted family bathroom. The front of the property provides ample driveway parking leading to a garage and at the rear is a garden that is mainly laid to artificial lawn with a patio seating area.

In our opinion the property presented to a high standard of decorative order thus allowing any potential purchaser the ability to move straight in. Brantons are sure that to fully appreciate the location and impressive accommodation on offer, an early viewing comes highly advised.

Features

- Substantial Detached Family Home
- Four Bedrooms with En-suite to Master
- Lounge With Bay Window
- Impressive Kitchen With Open-plan Dining Area
- Orangery With Bi-Fold Doors
- Utility Room & Downstairs W.C
- Refitted Family Bathroom
- Driveway Parking Leading to Partial Garage
- Low Maintenance Rear Garden
- Foxhills & Hounsdown School Catchments

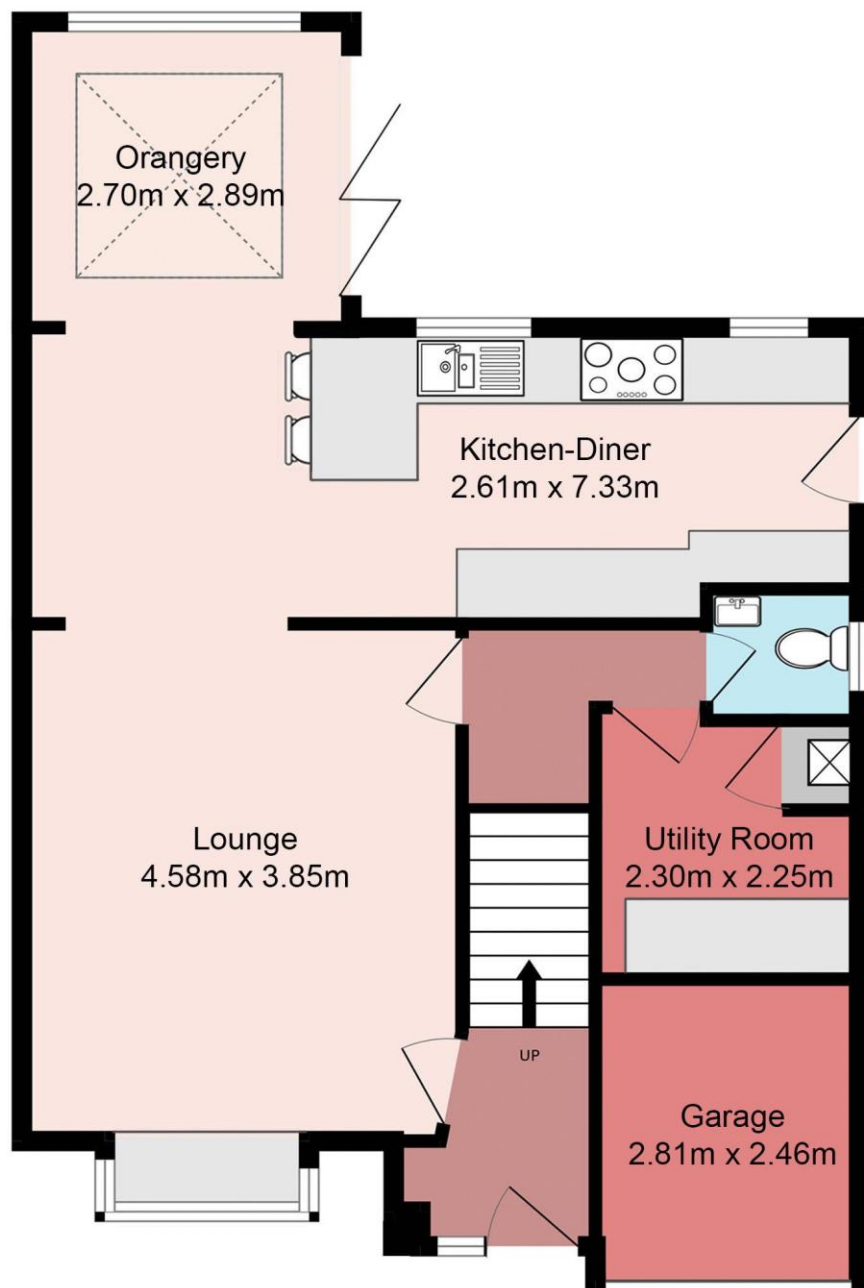


Area

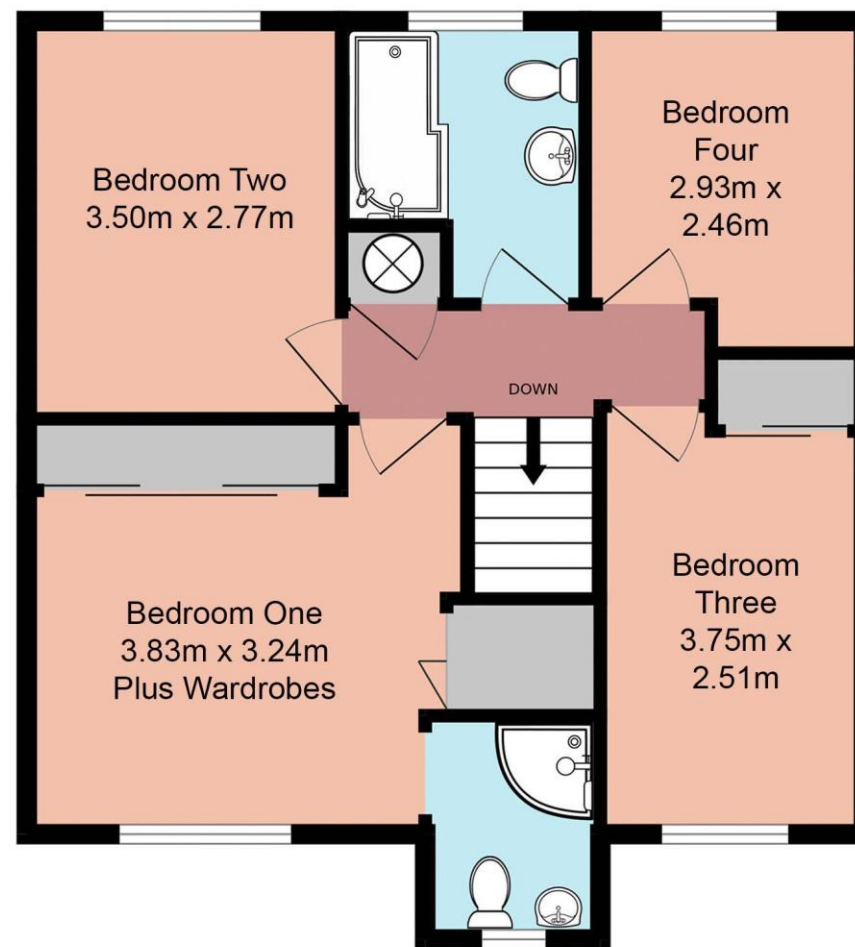
Ashurst Bridge is a residential suburb of Totton but is a community in its own right. The area retains a rural feel because of its past history and neighbouring farm land.

The housing is diverse with the majority being modern family homes but there are much older properties including some farm buildings. Ashurst Bridge offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.





Ground Floor
66.0 sq.m. approx.



1st Floor
54.1 sq.m. approx.

Accommodation

Lounge 15' 0" x 12' 8" (4.58m x 3.85m)

Kitchen 8' 7" x 24' 1" (2.61m x 7.33m)

Orangery 8' 10" x 9' 6" (2.70m x 2.89m)

Utility Room 7' 7" x 7' 5" (2.30m x 2.25m)

Downstairs W.C 3' 10" x 4' 5" (1.17m x 1.34m)

Bedroom One 12' 7" x 10' 8" (3.83m x 3.24m) Plus Wardrobes

En-suite 6' 6" x 4' 10" (1.97m x 1.48m)

Bedroom Two 11' 6" x 9' 1" (3.50m x 2.77m)

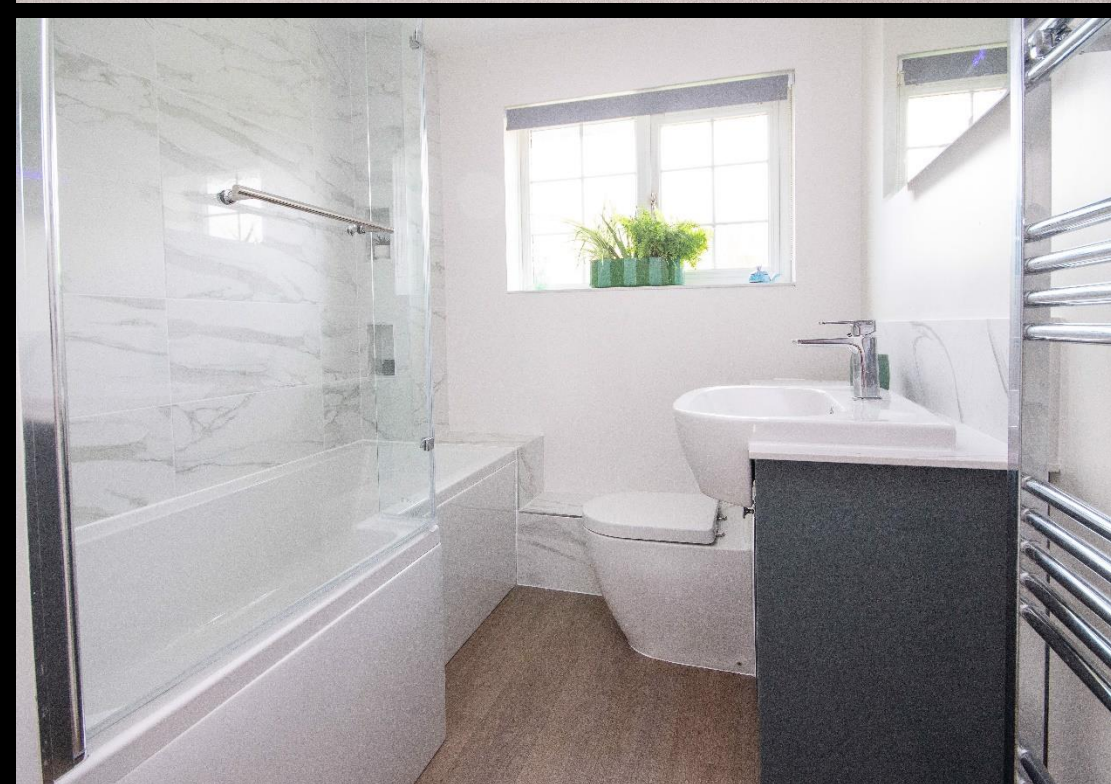
Bedroom Three 12' 4" x 8' 3" (3.75m x 2.51m)

Bedroom Four 9' 7" x 8' 1" (2.93m x 2.46m)

Bathroom 8' 7" x 6' 5" (2.62m x 1.95m)

Garage 9' 3" x 8' 1" (2.81m x 2.46m)





Directions

From our office head South on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge Street turn left then immediately right on to Eling Lane. Take second right onto Rose Road. Take the second right onto Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling East. Take first left onto Rushington Ave. Turn left onto Lackford Ave. Turn Left onto Bartley Ave. Turn left onto Rushington Lane and continue over the bridge. Turn right onto Ibbotson Way. Take the second left into Durley Crescent.

Distances

Motorway: 2.6 miles

Southampton Airport: 9.9 miles

Southampton City Centre: 5.9 miles

New Forest Park Boundary: 0.7 miles

Train Stations

Ashurst: 2.3 miles

Totton: 2.0 miles

Information

Local Authority: New Forest District Council

Council Tax Band: E

Tenure Type: Freehold

School Catchments

Infant: Foxhills

Junior: Foxhills

Senior: Hounsdown

Energy Performance

Energy performance certificate (EPC)

55, Durley Crescent Totton SOUTHAMPTON SO40 7QA	Energy rating D	Valid until:	2 March 2026
		Certificate number:	0498-2049-7297-4826-9934

Property type

Detached house

Total floor area

104 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 D. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

