



7, Finley Close, Totton, SO40 2BL
£595,000

brantons

Features

- Detached Executive Style Family Home
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Impressive Kitchen-living Area
- Utility Room & Downstairs W.C
- Four Piece Family Bathroom
- Two En-suite Shower Rooms
- Double Garage
- Ample Driveway Parking
- Private Enclosed Rear Garden



Property

An exciting opportunity arises to acquire this modern executive style family home situated in the highly regarded residential area of Hazel Farm.

The versatile ground floor accommodation comprises of a spacious lounge with feature fireplace, dining room, impressive kitchen-living area with central preparation island and breakfast bar. There is also a utility room and from the hallway a W.C.

The first floor accommodation comprises of four double bedrooms all with fitted wardrobes and with both bedrooms one and two benefitting from en-suite facilities. From the landing there is also a four piece family bathroom.

Additional features of the property include ample driveway parking leading to sizable double garage. At the rear is a enclosed garden that is laid to lawn and features two patio seating areas. The garden benefits from a good degree of privacy and a leafy outlook.

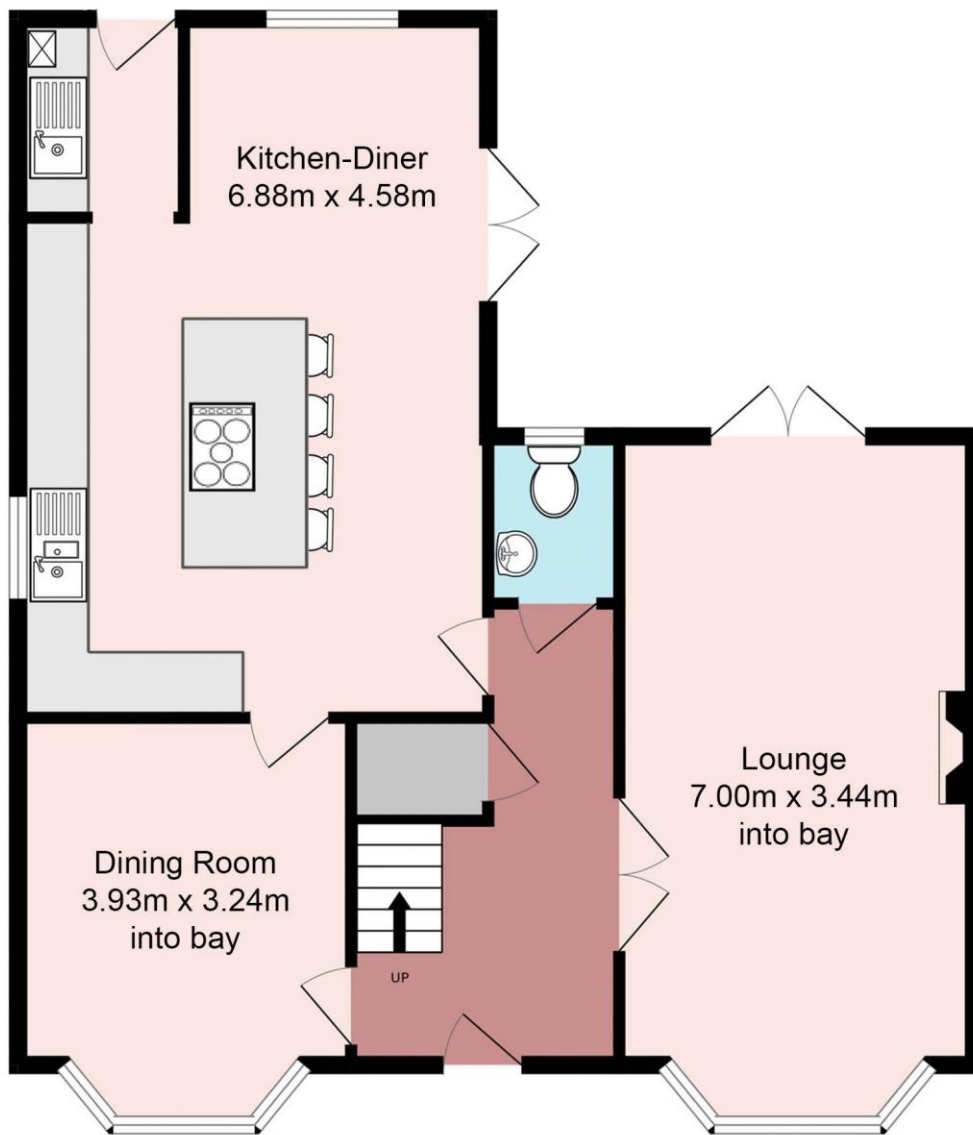
An internal inspection is a must to fully appreciate the location and surprisingly spacious accommodation on offer.



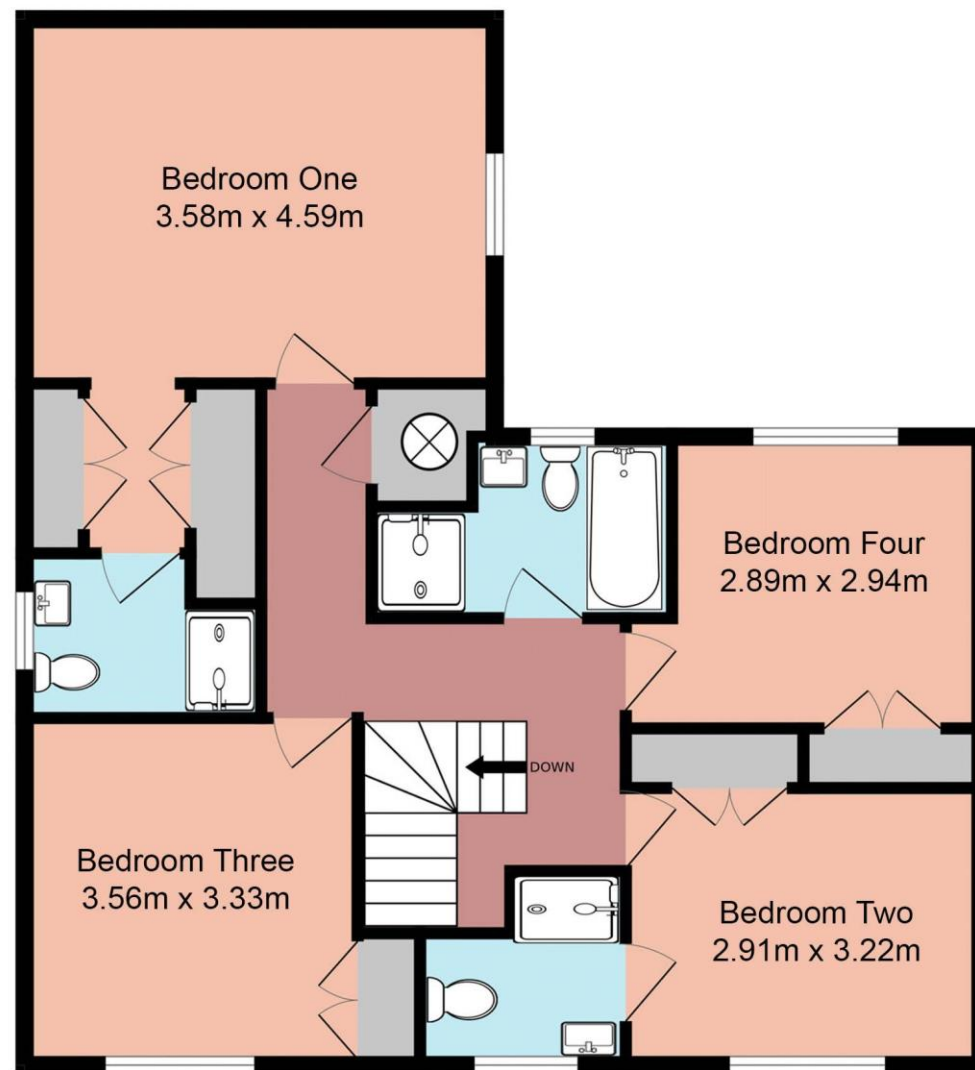
Area

The preferred residential area of Hazel Farm was largely developed during the 2000's and is situated on the eastern edge of the New Forest. Hazel Farm 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. 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 six miles away. Families enjoy the close proximity to the New Forest National Park with its enjoyable walks and picturesque villages.





Ground Floor
78.6 sq.m. approx.



1st Floor
76.5 sq.m. approx.

Accommodation

Lounge 23' 0" x 11' 3" (7.00m x 3.44m) into Bay

Kitchen-Diner 22' 7" x 15' 0" (6.88m x 4.58m)

Dining Room 12' 11" x 10' 8" (3.93m x 3.24m) into Bay

Downstairs W.C 5' 4" x 4' 2" (1.62m x 1.27m)

Utility Room 6' 5" x 5' 3" (1.96m x 1.61m)

Bedroom One 11' 9" x 15' 1" (3.58m x 4.59m)

Dressing Area 4' 1" x 3' 10" (1.24m x 1.16m)

Bedroom One En-suite 5' 4" x 7' 3" (1.62m x 2.22m) Maximum

Bedroom Two 9' 7" x 10' 7" (2.91m x 3.22m)

Bedroom Three 11' 8" x 10' 11" (3.56m x 3.33m)

Bedroom Two En-suite 6' 7" x 7' 3" (2.00m x 2.21m) Max

Bedroom Four 9' 6" x 9' 8" (2.89m x 2.94m)

Bathroom 6' 3" x 9' 8" (1.90m x 2.94m) Max

Garage 20' 1" x 19' 10" (6.12m x 6.05m)





Directions

1) From our office proceed west on Water Lane. 2) At the main junction with Calmore Road turn right. 3) Proceed on for approximately 3/4 mile. 4) Take the seventh left into Amey Gardens. 5) Follow the road around to the right and then turn left into Finley Close. 6) The property will be found in the cul-de-sac on the right hand side.

Distances

Motorway: 2.6 miles
Southampton Airport: 10.6 miles
Southampton City Centre: 6.0 miles
New Forest Park Boundary: 0.9 miles
Train Stations Ashurst: 4.6 miles
 Totton: 2.2 miles

Information

Local Authority: New Forest District Council
Council Tax Band: F
Tenure Type: Freehold
School Catchments Infant: Calmore
 Junior: Calmore
 Senior: Testwood

Energy Performance

Energy performance certificate (EPC)

7 Finley Close Totton SOUTHAMPTON SO40 2BL	Energy rating C	Valid until: 29 March 2033
		Certificate number: 2051-8847-9070-5709-0071

Property type	Detached house
Total floor area	155 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.](#)

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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

