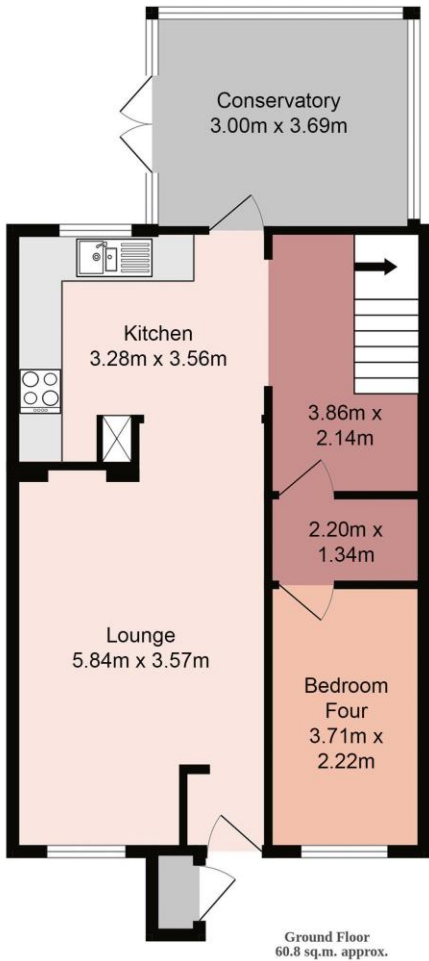


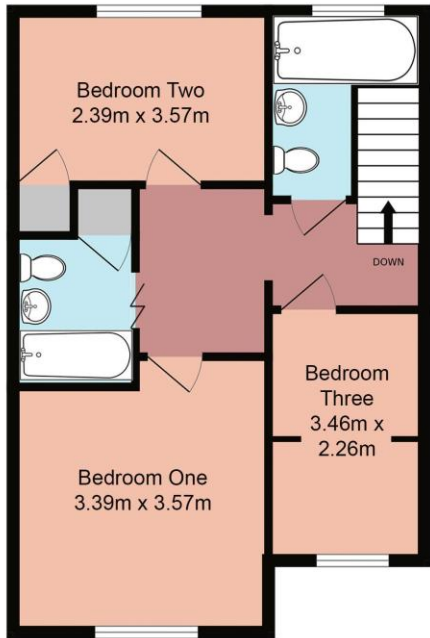


10, Shetland Close, Totton, SO40 8HY
£349,950

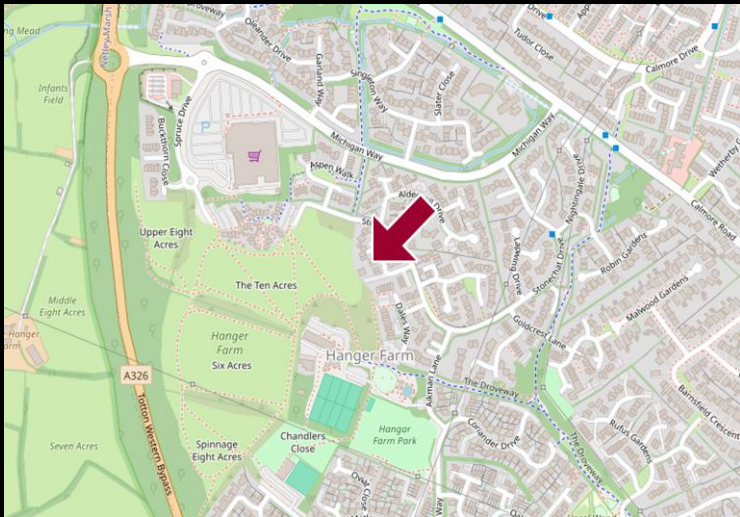
brantons



Ground Floor
60.8 sq.m. approx.



1st Floor
46.9 sq.m. approx.



Accommodation

Lounge19' 2" x 11' 9" (5.84m x 3.57m)

Kitchen10' 9" x 11' 8" (3.28m x 3.56m) Max

Conservatory9' 10" x 12' 1" (3.00m x 3.69m)

Hall12' 8" x 7' 0" (3.86m x 2.14m)

Bedroom Four12' 2" x 7' 3" (3.71m x 2.22m)

Bedorom One11' 1" x 11' 9" (3.39m x 3.57m) Max

Bedroom Two7' 10" x 11' 9" (2.39m x 3.57m)

Bedroom Three11' 4" x 7' 6" (3.46m x 2.29m)

Middle Bathroom6' 9" x 5' 6" (2.05m x 1.67m)

Rear Bathroom6' 2" x 8' 7" (1.88m x 2.62m) Max

Property

Situated in a quiet cul-de-sac within the highly sought-after residential area of West Totton, Brantons Independent Estate Agents are delighted to offer for sale this deceptively spacious family home offering versatile accommodation ideal for modern living. The ground floor welcomes you with a generous lounge, providing an excellent space for relaxing and entertaining. The adjoining kitchen is well-proportioned with ample worktop and storage space, and opens into a spacious conservatory, creating a fantastic additional reception area overlooking the rear garden. Also on the ground floor is a useful fourth bedroom, ideal as a guest room, home office or playroom, along with further storage areas. Upstairs, the first floor offers three well-sized bedrooms, including a spacious master bedroom, along with two bathrooms, making the layout perfectly suited for families or those needing flexible space. Externally, the property benefits from a large driveway providing off-road parking, and a good-sized rear garden that is mainly laid to lawn. Located close to local schools, shops, transport links and the New Forest, this attractive home combines peaceful cul-de-sac living with excellent convenience. An early viewing is highly recommended to appreciate the accommodation this property has to offer.

Features

- Spacious Link Semi-Detached Family Home
- Four Bedrooms
- Spacious Lounge
- Kitchen
- Large UPVC Conservatory

- Two Family Bathrooms
- Driveway Parking
- Rear Garden
- Preferred School Catchments
- Quiet Cul-de-sac Location

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant: Hazel Wood

Junior: Abbotswood

Senior: Hounsdown

Distances

Motorway: 2.4 miles

Southampton Airport: 10.3 miles

Southampton City Centre: 0.8 miles

New Forest Park Boundary: 0.1 miles

Train Stations

Ashurst: 3.2 miles

Totton: 2.1 miles

Directions

1) From our Office head west on Water Lane. 2) At the main junction turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Turn left onto Stonechat Drive. 5) Take the seventh left into Shetland Close.

Energy Performance

Energy performance certificate (EPC)

10 Shetland Close
Totton
SOUTHAMPTON
SO40 8HY

Energy rating
D

Valid until: 28 May 2034
Certificate number: 2110-4517-1937-6579-4562

Property type: Mid-terrace house
Total floor area: 103 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		

