



Roundhouse Drive, Totton, SO40 7EU
Southampton

£425,000

Property Type: Link Detached House

Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

We are delighted to offer for sale this well positioned and well proportioned four bedroom linked detached family home, located within a sought-after residential area of West Totton. Offering a practical and well-balanced layout throughout, this attractive home benefits from a garage, off road driveway parking, ground floor cloakroom, conservatory, and an enclosed rear garden, whilst also falling within the ever-popular Foxhills / Hounslow School catchment.

- Four Bedroom Linked Detached Family Home
- Popular West Totton Residential Position
- Foxhills / Hounslow School Catchment
- Spacious Lounge-Dining Room
- Ground Floor Cloakroom
- Versatile Conservatory Overlooking Garden
- Garage With Internal Access From Conservatory
- Driveway Parking
- Enclosed Rear Garden With Patio & Lawn
- Ideal Family Home With Excellent Potential

Location - Roundhouse Drive is a well regarded residential address within West Totton, popular with families due to its convenient access to local amenities, reputable schooling and commuter links. The property is well placed for nearby shops, supermarkets, leisure facilities and regular public transport routes, whilst Totton town centre offers a wide range of everyday conveniences. The home also sits within the highly desirable Foxhills and Hounslow School catchment, which remains a major draw for family buyers. Excellent road links provide straightforward access towards Southampton City Centre, the M27, and the beautiful open spaces of the New Forest National Park.

Tenure: Freehold





Ground Floor

The property is approached via an attractive open frontage with a driveway to the side, providing off road parking in front of the detached garage. A lawned front garden with an attractive mature cordyline tree adds kerb appeal, whilst a pathway leads to a covered storm porch and the main front entrance.

The entrance hallway provides a welcoming first impression and features a textured and coved ceiling, fitted carpet, radiator, useful storage cupboard, and open stairs rising to the first floor. Doors lead through to the principal ground floor accommodation.

The ground floor cloakroom is a useful addition for family living and visiting guests, fitted with a low level WC, wash hand basin, radiator, laminate flooring, and an obscure double glazed side aspect window.

Positioned to the rear of the property, the kitchen offers a practical layout with work surfaces, a range of base level units and drawers, together with matching eye level cupboards. There is a fitted sink unit, space for a cooker, and space/plumbing for a fridge/freezer, washing machine and dishwasher. The room also benefits from tiled flooring, a rear aspect double glazed window, wall mounted gas boiler, and a personal door providing direct access out to the rear garden.

The lounge-dining room is a particularly appealing main reception space, enjoying a dual aspect layout which creates a naturally bright and airy feel. A front aspect double glazed window and rear aspect sliding patio doors provide excellent natural light, whilst also giving a lovely connection through to the conservatory and garden beyond. The room offers plenty of space for both lounge and dining furniture, making it ideal for both everyday living and entertaining. Further features include two radiators, fitted carpet, TV point, and textured and coved ceiling.

To the rear, the conservatory adds valuable extra reception space and offers excellent flexibility as a sitting room, dining area, playroom or garden room. Constructed with a brick base and glazed elevations, the conservatory benefits from power and lighting, windows to the side and rear aspects, double doors opening onto the garden, and an internal door leading directly into the garage.

First Floor

The first floor landing features a textured and coved ceiling and provides access to the loft space, which the vendor advises is part boarded with lighting fitted, offering useful additional storage. Doors lead to all four bedrooms and the family bathroom.

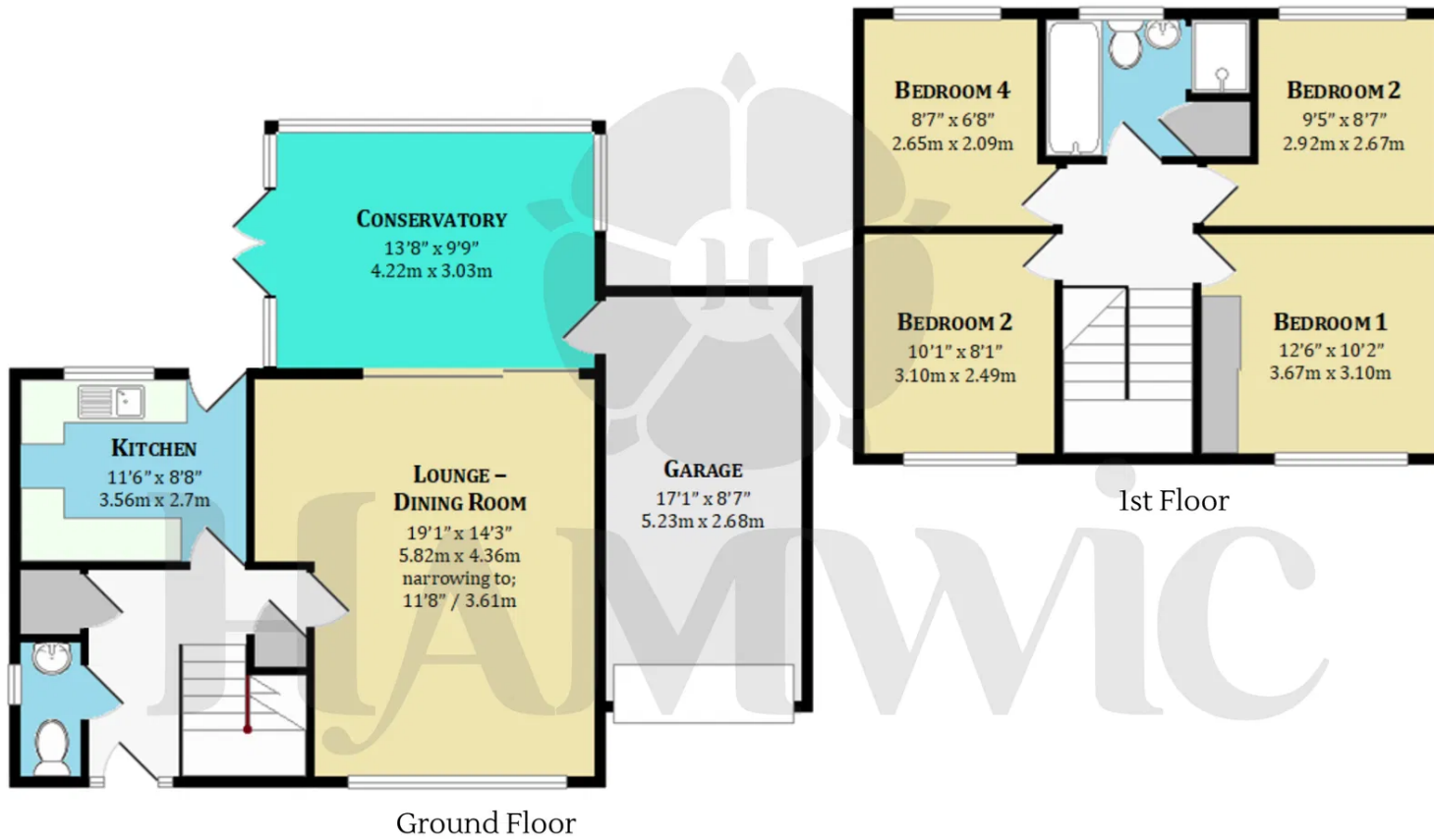
Bedroom one is positioned to the front aspect and benefits from a double glazed window, radiator, fitted carpet, textured ceiling, and built-in wardrobes.

Bedroom two is another good size room positioned to the front aspect, with double glazed window, radiator, and fitted carpet.

Bedroom three overlooks the rear garden and offers a comfortable bedroom space with double glazed window, radiator, and fitted carpet.

Bedroom four, also positioned to the rear, provides excellent flexibility as a child's bedroom, nursery, dressing room, or home office, depending on a buyer's needs.





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