# Buckland Gardens, Calmore, SO40

£350,000

Southampton

**Property Type:** Detached House

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 2

***A well-located and attractively presented detached home set within the popular Calmore residential area. Offering three bedrooms, a modern kitchen and bathroom, ground floor WC, and the rare advantage of a garage located in a block with a personal door opening directly into the rear garden, this property is ideal for first-time buyers, families and investors seeking a practical yet appealing layout.***

- Detached Family Home
- Three Bedrooms
- Modern Kitchen
- Modern Bathroom
- Ground Floor WC
- Garage With Direct Garden Access
- West Facing Rear Garden
- Popular Calmore Residential Location
- Ideal First Time Or Investment Purchase

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Additional Information
Council Tax: Band D – New Forest District Council
Tenure: Freehold
School Catchment: Calmore Infant/Junior & Testwood

*Disclaimer - These particulars are provided in good faith and are believed to be accurate at the time of printing. However, they must not be relied upon as statements or representations of fact. Measurements, descriptions and details are provided as a general guide only and should*

**Front & Approach -** The home sits behind a neat base-level brick boundary wall with an opening leading to a footpath to the front door. A side gate provides access to the rear garden, and a useful external storage cupboard sits adjacent to the porch, complete with courtesy lighting for those dusky returns home.

**Entrance Porch** - A bright and practical space with an obscure double glazed window to the side, fitted cloaks hanging space, engineered laminate flooring, and a part-glazed internal door leading into the hallway.

**Hallway** - A welcoming hallway featuring smooth ceilings, stairs rising to the first floor with open recess beneath, radiator, engineered laminate flooring, and modern refitted internal doors to the cloakroom, kitchen and lounge–dining room.

**Cloakroom -** Fitted with a low level WC, wash basin, engineered laminate flooring and obscure double glazed side window.

**Kitchen -** Positioned to the rear of the property, the kitchen enjoys garden views through its double glazed window and rear door. Smartly refitted, it features a good range of base and eye-level units with contrasting work surfaces, single drainer sink, part-tiled splashbacks, integrated fridge, freezer and slimline dishwasher, and a 5-ring gas range cooker with oven and grill below. Space and plumbing are provided for a washing machine. Tiled flooring and a radiator complete this practical, well-arranged room. A side opening leads directly into the dining area.

**Lounge / Dining Room** - A comfortable dual-aspect reception space stretching from front to rear, filled with natural light from windows at each end. The room offers smooth and coved ceilings, two radiators, engineered laminate flooring throughout and excellent versatility for both living and dining layouts.

**First Floor Landing** - With smooth ceiling, downlights fitted, side double glazed window and loft access. An airing cupboard houses the combi boiler and offers further storage.

**Bedroom One -** A well-proportioned double room with front aspect window, carpet fitted, and radiator.

**Bedroom Two** - Another generous bedroom with a view to the front, radiator and carpet fitted.

**Bedroom Three -** A single room overlooking the front aspect, offering a radiator and useful over-stair storage plinth.

**Bathroom -** Includes an enclosed bath with electric shower above, wash basin, low level WC, heated towel rail, tiled walls and laminate flooring. Obscure double glazed rear window.

**Rear Garden -** A low-maintenance and enclosed west-facing garden offering a sunny aspect and practical layout. Shrub borders provide greenery without demanding upkeep. A side gate leads to the front of the property, while steps rise to a personal door offering direct access to the garage in the nearby block. The garage (16'1" x 7'84" / 4.88m x 2.39m) benefits from an up-and-over door, power and lighting.

**Tenure:** Freehold

All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding.
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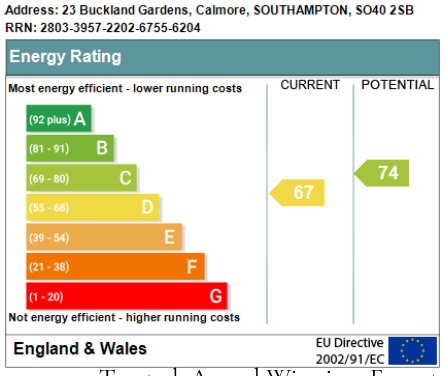


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