



32, Arundel Road, Totton, SO40 3BH

**brantons**

## Features

- \*NO FORWARD CHAIN\*
- Charming Detached Bungalow Nearby to Nature Reserve
- Three Double Bedrooms All With Built in Wardrobes
- Large Lounge-Diner Leading Through to UPVC Conservatory
- Spacious Kitchen
- Utility & W.C
- Four Piece Family Bathroom
- Driveway Parking & Garage
- Private Enclosed Rear Garden
- Conveniently Located Close to Town Centre



## Property

This bungalow offers a drive with room for five cars, off-street parking for three cars and offers a single garage in situ.

The entrance offers a storm porch with cabinet for shoes. Further forward is a hall way offering a heated cupboard for coats, shoes and storage. To the left is a cloakroom decorated with marble and substantial vanity bar. Going through to the right of the hall you have a open plan, large bright dining room with a breakfasting kitchen to the left and a doorway leading to a large private courtyard with a lean-to storage near garage. Walking through from the dining room there is a door leading to a separate utility room with ample walled storage with a further door leading to the court yard and back garden.

The open plan lounge offers a large, bright airy space, large patio doors leading to a fully glazed UPVC conservatory. , A further door leads to a small hall with a large storage cupboard, a double bedroom with built in glass door wardrobes. Two large single bedrooms with both having built in wardrobes, but with one having a walk-in wardrobe.

There is a bathroom containing a white four-piece bathroom suite decorated with (real) marble and under floor heating, plus an extraction fan. From the patio doors there is a private fenced garden containing a shed and small fish pond.

This bungalow has double glazing, gas central heating, a floored loft and a garage with electricity and a mezzanine level storage. Bungalow is in walking distance of shops, pubs, library, petrol station and railway station for easy commute to London etc.,



## Area

Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Ground Floor

## Accommodation

Lounge 21' 4" x 11' 7" (6.51m x 3.52m)

Dining Area 10' 3" x 13' 10" (3.12m x 4.22m)

Kitchen 17' 5" x 9' 5" (5.30m x 2.86m)

Utility 9' 1" x 12' 2" (2.76m x 3.70m) Max

Conservatory 12' 4" x 6' 9" (3.75m x 2.05m)

W.C 3' 4" x 6' 5" (1.01m x 1.96m)

Bedroom One 11' 3" x 9' 5" (3.44m x 2.87m) To Wardrobe

Bedroom Two 8' 6" x 11' 7" (2.59m x 3.52m) To Wardrobe

Bedroom Three 8' 6" x 10' 10" (2.59m x 3.31m) To Wardrobe

Bathroom 7' 10" x 6' 5" (2.39m x 1.96m)





## Directions

1) From our office head North on Salisbury Road. 2) Take the fourth right into Stannington Crescent. 3) Turn right onto Stannington Way. 4) At the end of the road, turn left onto Testwood Lane. 5) Take the first right onto Arundel Road.

## Distances

Motorway: 1.1 miles  
 Southampton Airport: 8.5 miles  
 Southampton City Centre: 4.4 miles  
 New Forest Park Boundary: 2.2 miles  
 Train Stations  
 Ashurst: 4.7 miles  
 Totton: 0.6 miles

## Information

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

## Energy Performance

### Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 5	Energy rating <b>C</b>	Valid until: 7 March 2033
		Certificate number:
Property type	Detached bungalow	
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 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



