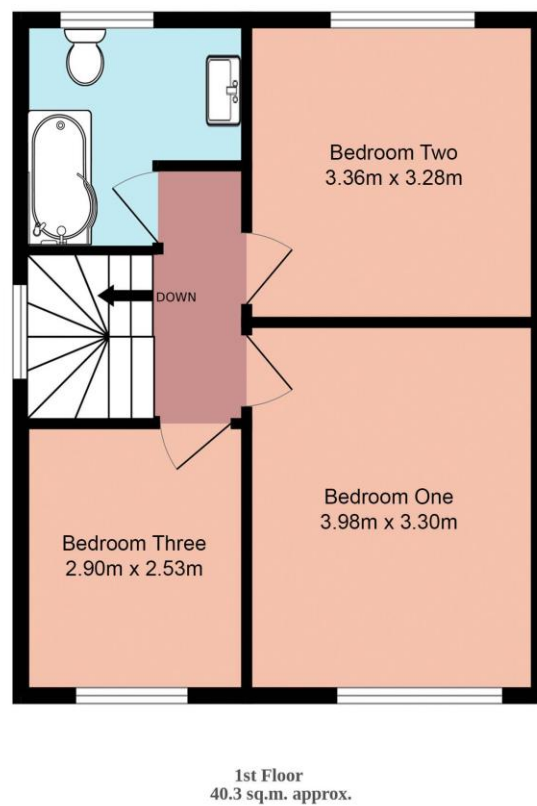
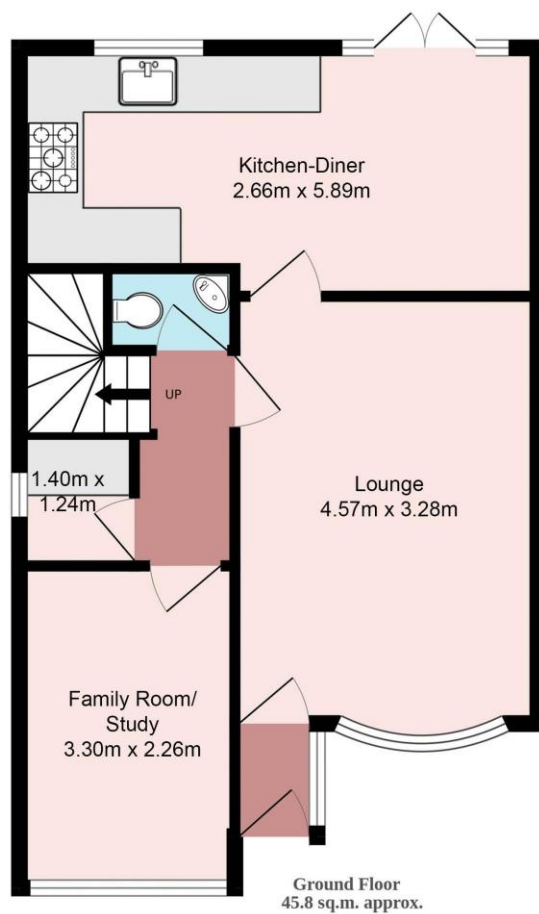




24, Magpie Drive, Totton, SO40 8TE
£410,000

brantons



Accommodation

Lounge - 15' 0" x 10' 9" (4.57m x 3.28m)

Kitchen-Diner - 8' 9" x 19' 4" (2.66m x 5.89m)

Family Room/ Study - 10' 10" x 7' 5" (3.30m x 2.26m)

Utility Room - 4' 7" x 4' 1" (1.40m x 1.24m)

Downstairs W.C - 3' 0" x 5' 3" (0.91m x 1.59m)

Bedroom One - 13' 1" x 10' 10" (3.98m x 3.30m)

Bedroom Two - 11' 0" x 10' 9" (3.36m x 3.28m)

Bedroom Three - 9' 6" x 8' 4" (2.90m x 2.53m)

Bathroom - 8' 0" x 8' 1" (2.44m x 2.47m)

Property

Located within the highly regarded residential area of West Totton, Brantons are pleased to offer for sale this well-presented three bedroom home offering generous accommodation. The ground floor begins with an entrance porch which leads through to a spacious lounge featuring an attractive bay window that allows plenty of natural light to fill the room, creating a bright and comfortable living space. To the rear of the property is a modern kitchen-diner offering ample worktop and storage space along with room for a dining table. There are doors providing access to the garden, while a ground floor W.C adds further convenience. Completing the ground floor accommodation is a family room/study, offering excellent flexibility as a home office, playroom or additional reception space, and there is also a useful utility room. The first floor landing leads to three well-proportioned double bedrooms, all served by a family sized bathroom. Externally, the property enjoys a private rear garden which is lawn with decked seating area. The garden enjoys a sunny South-West facing aspect and incorporates a summer house. To the front of the property there is driveway parking for at least three cars. Situated within easy reach of local schools, amenities and transport links, this home offers the perfect balance of convenience and lifestyle. Early viewing is highly recommended to appreciate the accommodation and location on offer.

Features

- Attractive Semi-Detached Family Home
- Three Double Bedrooms
- Spacious Lounge
- Kitchen-Diner with French Doors
- Family Room & Useful Utility Room
- Downstairs W.C
- Modern Family Sized Bathroom
- Ample Driveway Parking
- Private Sunny South-West Facing Rear Garden
- Quiet Cul-de-sac in Highly Sought After Residential

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments
Infant: Hazel Wood
Junior: Abbotswood
Senior: Testwood

Distances

Motorway: 2.0 miles
Southampton Airport: 10.9 miles
Southampton City Centre: 5.4 miles
New Forest Park Boundary: 0.6 miles
Train Stations
Ashurst: 3.2 miles
Totton: 1.5 miles

Directions

1) From our office head east on Salisbury Road/A36. 2) At the roundabout take the third exit on Ringwood Road/A336. 3) Continue straight across the next roundabout. 4) At the second roundabout, turn right onto Hazel Farm Road. 5) Turn right onto Magpie Drive.

Energy Performance

Energy performance certificate (EPC)

24, Magpie Drive Totton SOUTHAMPTON SO40 8TE	Energy rating D	Valid until: 18 June 2028 Certificate number: 9418-6096-7216-5378-6980
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Property type: Semi-detached house
Total floor area: 89 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 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		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

