



21 Pipers Close | £350,000
Totton, Southampton, SO40 8TW





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01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 615 SQ FT / 57.1 SQ M
 FIRST FLOOR = 422 SQ FT / 39.2 SQ M
 TOTAL = 1037 SQ FT / 96.3 SQ M
 (EXCLUDING GARAGE)

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1165171)

Summary

Situated in a peaceful cul-de-sac location this extended and well presented family home is offered to the market with no onward and features an impressive open plan 'live in' kitchen, dining and reception area perfect for modern day living. A separate sitting room is complemented by three bedrooms and a modern family bathroom with a cloakroom / utility situated on the ground floor. Off road parking is available in front of the single garage with a private and child friendly rear garden. The property benefits from a community feel whilst being conveniently located near local amenities, schools, and transport links, enjoying a variety of parks and recreational facilities, perfect for outdoor activities nearby.

Features

- An extended end of terrace family home
- Nestled within a quiet cul-de-sac
- Three bedrooms
- Impressive open plan kitchen, dining and living area
- Separate sitting room
- Modern family bathroom and ground floor cloakroom
- Enclosed and private rear garden with side access
- Parking and single garage
- No onward chain

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Ground Floor

The welcoming entrance hall offers useful storage space in a cloaks cupboard as well as under the stairs. To the left the sitting room overlooks the front aspect and is complemented by the impressive and extended open plan kitchen, dining and reception area, perfect for modern family living. The fitted kitchen offers a range of shaker style wall and base units with roll top worksurfaces and an peninsula. Integrated appliances include a double oven with four burner gas hob and extractor hood over with plumbing for a dishwasher and space for a freestanding fridge freezer. A cloakroom / utility offers space and plumbing for additional white goods with a wc, wash basin and storage. Sliding patio doors from the dining area open to private rear garden and paved seating area.

First Floor

The landing houses the airing cupboard and gas fired boiler with additional storage over the stairs and access to the loft space via a hatch. Bedroom one overlooks the rear garden having been reconfigured to give more equal proportions. Bedroom two boasts full height fitted wardrobes. The modern family bathroom comprises a panelled bath with shower attachment over, vanity unit with mounted wash basin and wc.

Parking

Communal parking is available at the front of the property with a parking space in front of the single garage.

Outside

A secure side gate accesses the neatly fenced rear garden offering a child friendly space to relax or entertain. A central lawn is flanked by a paved seating area and well stocked beds. A timber garden shed provides storage space with an external tap and power.

Location

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away

Sellers position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Lyndlynn Infants School & Abbotswood Junior School

Secondary School

Testwood Secondary School

Council Tax Band

Band C - New Forest District Council

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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