

Ewell Way, Totton, SO40

Southampton

£375,000

Property Type: End of Terrace House
Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

Hamwic offer for sale this extended and generously proportioned three bedroom semi-detached family home, conveniently positioned within central Totton. Benefits include two reception rooms, a spacious kitchen-dining room, ground floor shower room, first floor bathroom, landscaped rear garden, off road parking and an impressive detached garage/workshop to the rear with private vehicle access. Further benefits include double glazed windows, gas central heating and an EV charger.

- Extended Three Bedroom Semi-Detached Family Home
- Two Reception Rooms Offering Versatile Living Space
- Spacious Rear Aspect Kitchen-Dining Room
- Ground Floor Shower Room And First Floor Bathroom
- Character Lounge With Wood Burner
- Double Glazed Windows And Gas Central Heating
- Landscaped Rear Garden With Patio And Lawn
- Impressive Detached 5.42m X 5.03m Rear Garage
- Rear Vehicle Access To Garage Via Private Access Road
- Central Totton Location With Off Road Parking And EV Charger

Location - Ewell Way is a convenient and well-established residential location within central Totton, ideally placed for a wide range of local amenities including nearby shops, supermarkets, schools, doctors, leisure facilities and bus routes. Totton town centre is within easy reach, while commuters benefit from convenient access to the M27, A35, and Totton train station with links towards Southampton, Bournemouth and beyond.













Ground Floor - The property is approached via an open frontage with a tarmac driveway providing off road parking, further benefitting from an EV charger and side pedestrian access to the rear garden. A front door opens into the entrance hall, which gives a welcoming first impression and provides access to the lounge and a useful ground floor shower room.

The ground floor shower room is a practical addition, fitted with a shower cubicle, wash hand basin and low level WC, ideal for busy family life or visiting guests.

The lounge is an attractive and characterful main reception room, enjoying a front aspect box bay window and centred around a brick fireplace with tiled hearth and fitted wood burner, creating a lovely focal point. Stairs rise to the first floor, with a cupboard housing the gas combi boiler, while a door leads through to the second reception room.

The second reception room offers excellent versatility and could suit a formal dining room, family room or additional sitting room. A side door provides access to the garden, while an arched opening leads through into the rear kitchen-dining room.

Positioned to the rear, the extended kitchen-dining room is undoubtedly a standout feature of the home. This spacious and sociable room offers excellent day-to-day practicality, fitted with ample work surfaces, a range of storage units, breakfast bar, integrated dishwasher, space for a range cooker, fridge/freezer, washing machine and tumble dryer. A large rear window and sliding doors overlook and open onto the garden, creating a bright and family-friendly hub with excellent dining space.

First Floor - The first floor landing benefits from a side aspect window and access to the loft space, with doors leading to all three bedrooms and the family bathroom.

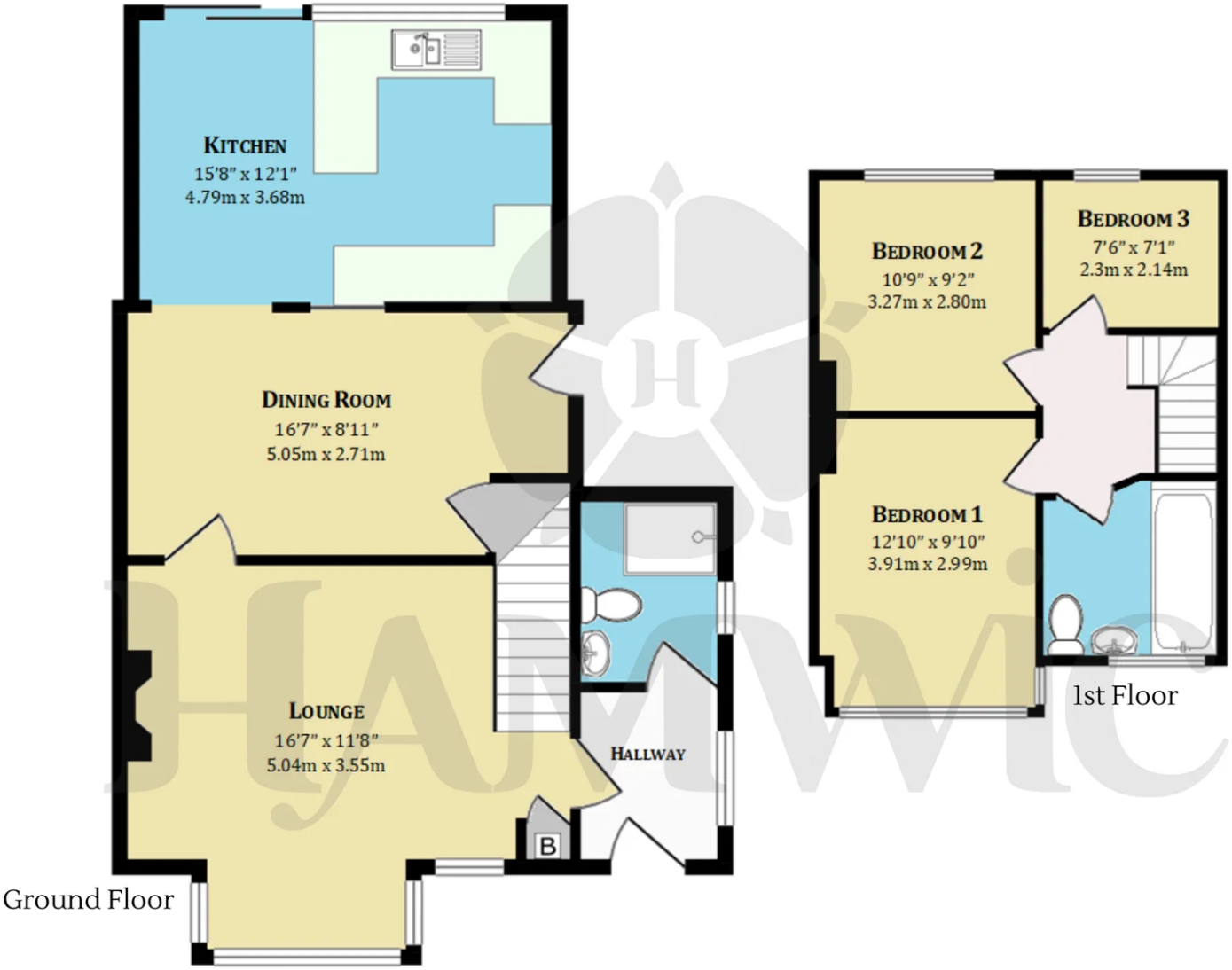
Bedroom one is positioned to the front and is a well-proportioned principal bedroom with a box bay window and picture rail detail. Bedroom two overlooks the rear garden and is another comfortable double bedroom, while bedroom three also enjoys a rear aspect and offers flexibility as a child's bedroom, nursery, guest room or home office.

The family bathroom is fitted with an enclosed bath, wash hand basin and low level WC.

Outside - To the front, the property benefits from off road parking via a tarmac driveway, together with an EV charger and side access to the rear garden.

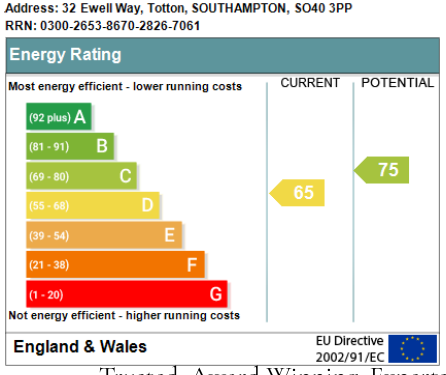
A particularly impressive feature is the substantial detached rear garage/workshop, measuring approximately 5.42m x 5.03m (17'7" x 16'5"). Offering excellent versatility for storage, workshop or vehicle use, the garage benefits from power, lighting, its own fuse board, pitched tiled roof, French doors opening into the garden, and an up and over door accessed via a private rear access road.

Council Tax Band: C | 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. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

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