



16, Salisbury Road, Totton, SO40 3PZ
£410,000

brantons



Property

Brantons Independent Estate Agents are delighted to present to the market this attractive detached home offers spacious and versatile accommodation, perfectly suited to modern family living whilst retaining its character and charm. Combining generous room sizes with an impressive open-plan kitchen/living space, the property is ideal for those seeking a home that is both practical and sociable. Upon entering, the welcoming entrance hall provides access to a convenient ground floor cloakroom and a well-proportioned front lounge, featuring a bay window. To the rear of the property is the standout feature of the home - a superb open-plan kitchen/living area extending over 24ft in length. This fantastic space provides ample room for cooking, dining and relaxing, with bi-fold doors opening onto the rear garden, making it ideal for entertaining family and friends. The first floor offers three well-proportioned bedrooms. The family bathroom is fitted with a modern four-piece suite. Externally, the property benefits from a private rear garden measuring approximately 100ft in length and providing an excellent space for outdoor enjoyment. The garden is largely laid to lawn with patio seating area beneath a recently constructed timber pergola, and there is also a raised decked seating area. The front of the property offers block paved driveway parking for at least two vehicles. The location is positioned within easy short level walking distance of Totton town centre, local amenities, transport links and schools. An internal viewing is highly recommended to fully appreciate the space, flexibility and convenient central location this home has to offer.

Features

- Detached Character Property
- Three Well Proportioned Bedrooms
- Lounge with Bay Window
- Impressive Open-Plan Kitchen with Bi-Fold Doors
- Additional Reception/ Living Space with Feature Fireplace
- Downstairs W.C
- Four Piece Family Bathroom
- Driveway Parking for at Least Two Vehicles
- Approx. 100ft Rear Garden with Patio & Decked Seating Areas
- Convenient Location Close To Amenities

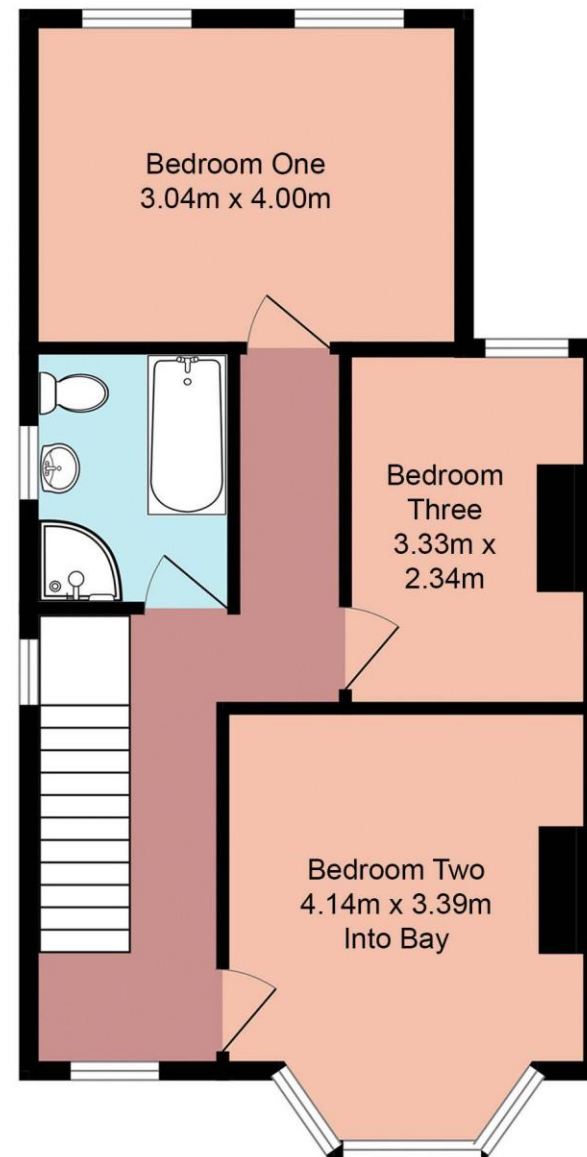
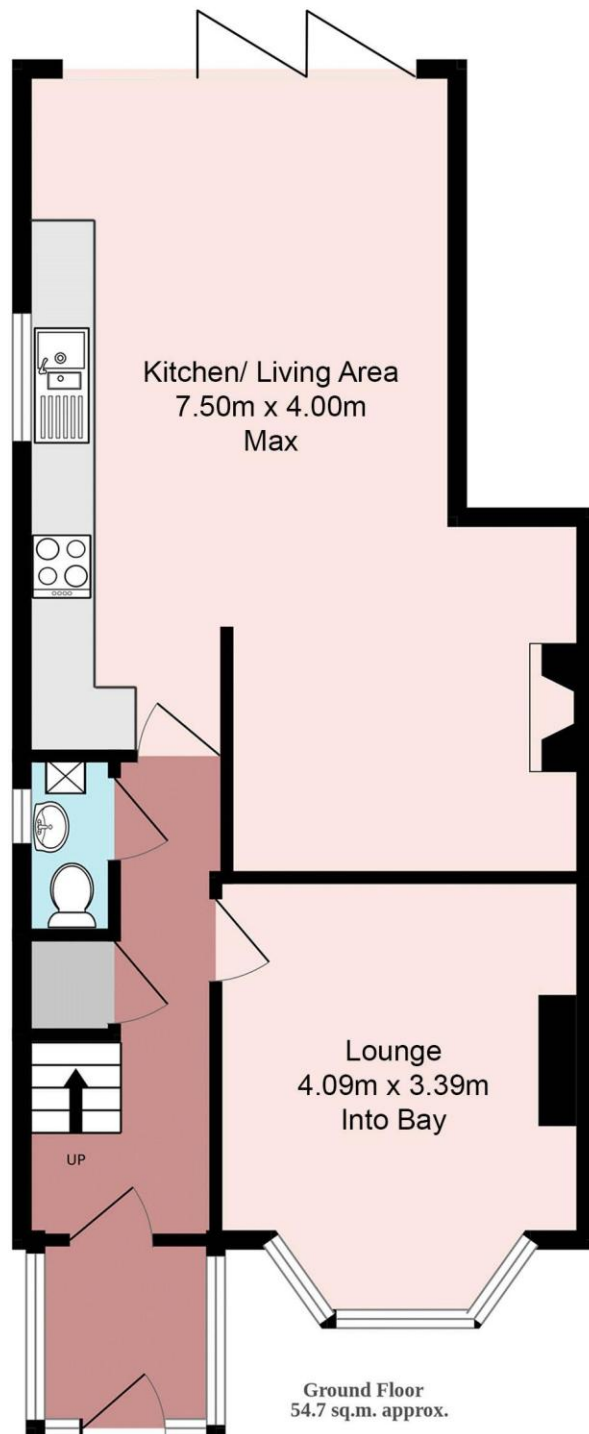


Area

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.





Accommodation

Lounge 13' 5" x 11' 1" (4.09m x 3.39m) Into Bay

Kitchen-Living Area 24' 7" x 13' 1" (7.50m x 4.00m)

Downstairs W.C 5' 5" x 2' 4" (1.64m x 0.72m)

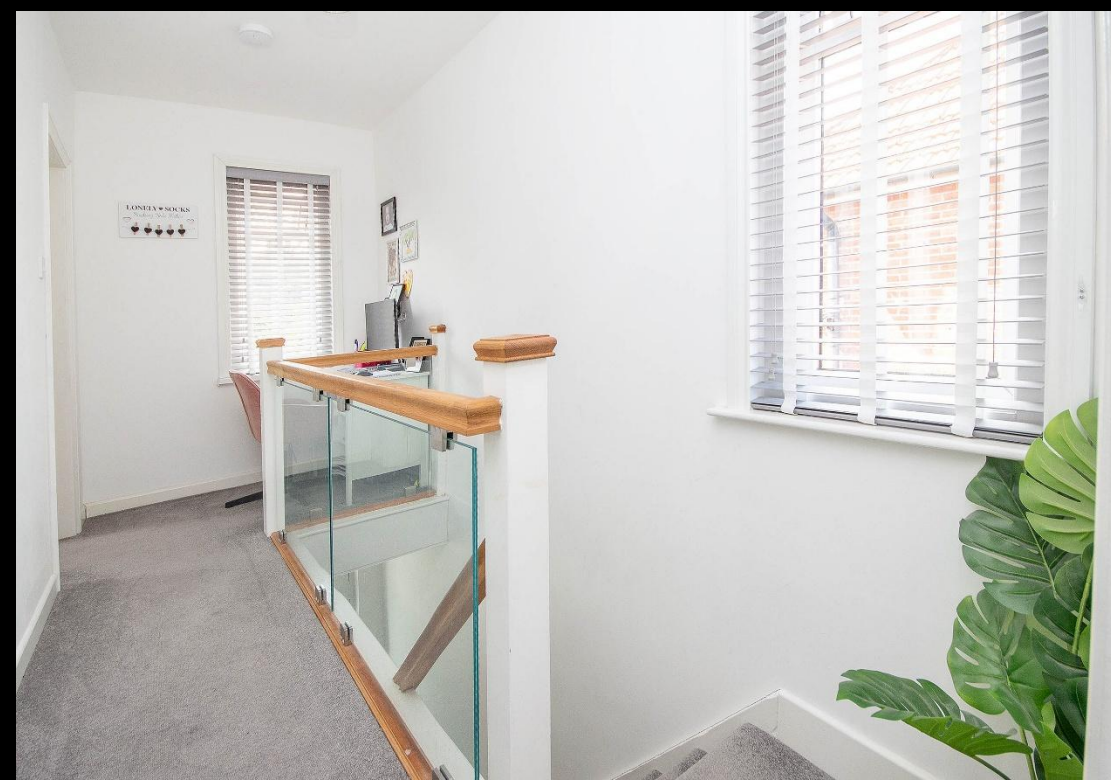
Bedroom One 10' 0" x 13' 1" (3.04m x 4.00m)

Bedroom Two 13' 7" x 11' 1" (4.14m x 3.39m) Into Bay

Bedroom Three 10' 11" x 7' 8" (3.33m x 2.34m)

Bathroom 7' 11" x 5' 11" (2.41m x 1.80m)





Directions

From our office head north on Salisbury Road where the property will be located on the right hand side.

Distances

- Motorway: 1.1 miles
- Southampton Airport: 8.3 miles
- Southampton City Centre: 4.4 miles
- New Forest Park Boundary: 1.8 miles
- Train Stations
 - Ashurst: 3.5 miles
 - Totton: 0.5 miles

Information

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

Energy Performance

Energy performance certificate (EPC)

16 Salisbury Road Totton SOUTHAMPTON SO40 3PZ	Energy rating C	Valid until: 24 October 2032
		Certificate number: 9360-2985-1200-2422-6121
Property type		Detached house
Total floor area		102 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

