



**Connells**

Tosson Close  
SOUTHAMPTON

# Tosson Close SOUTHAMPTON SO16 4AF

for sale offers in excess of  
**£280,000**



## Property Description

This impressive three-bedroom family home offers stylish and versatile accommodation ideal for modern living. The property welcomes you with a bright entrance hall leading to a contemporary kitchen, separate dining room and a spacious rear aspect lounge with doors opening onto the garden, creating the perfect space for relaxing and entertaining. Upstairs, there are three well-proportioned bedrooms, including two generous doubles, all served by a modern family bathroom. Further benefits include ample storage throughout the property and a private rear garden. Conveniently located close to local amenities, well-regarded schools and transport links

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Front Of Property

### Entrance Hall

A bright and welcoming entrance hall providing access to the principal ground floor accommodation. Stairs rise to the first floor with useful storage beneath.

### Dining Room

12' 5" x 10' 2" ( 3.78m x 3.10m )

Positioned to the front of the property, offering an ideal space for family meals and entertaining. Open-plan access flows through to the sitting room, enhancing the sense of space and light.

### Living Room

21' 9" x 14' 3" ( 6.63m x 4.34m )

Extending across the rear of the property. Large glazed doors open onto the rear garden, flooding the room with natural light and creating an excellent indoor-outdoor living environment.

### Kitchen

15' 2" x 8' 1" ( 4.62m x 2.46m )

A contemporary fitted kitchen finished with a range of modern wall and base units complemented by quality work surfaces. Incorporating integrated cooking appliances and offering ample storage and preparation space.

## Stairs To First Floor

### Bedroom One

12' 6" x 10' 4" ( 3.81m x 3.15m )

A generous double bedroom overlooking the rear garden, benefiting from fitted wardrobes and ample space for freestanding furniture.

### Bedroom Two

12' 6" x 10' 6" ( 3.81m x 3.20m )

A well-proportioned double bedroom positioned to the front of the property, offering built-in storage and excellent natural light.

## Bedroom Three

9' 1" x 8' ( 2.77m x 2.44m )

A comfortable third bedroom, ideal as a child's room, guest room or home office.

## Bathroom

contemporary suite comprising bath with shower over, wash hand basin and WC, complemented by stylish tiling and quality fittings.

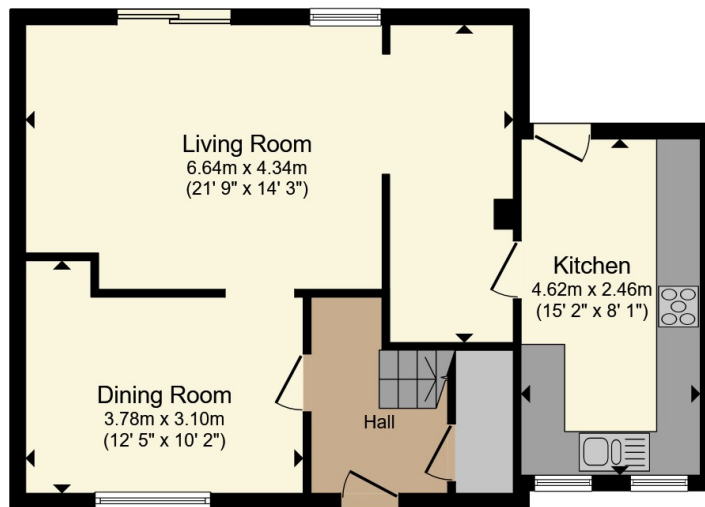
## Rear Garden

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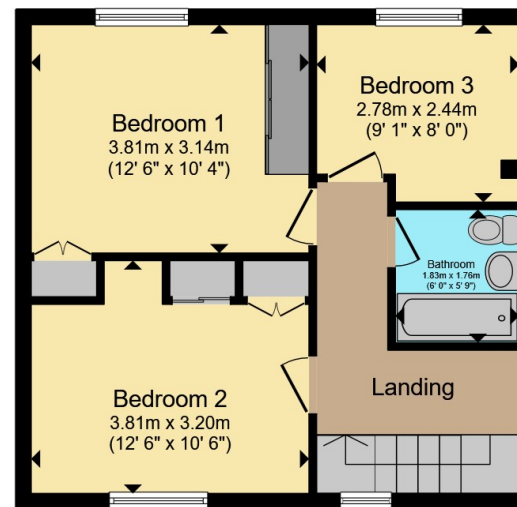








**Ground Floor**



**First Floor**

Total floor area 98.0 m<sup>2</sup> (1,055 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR313055](http://connells.co.uk/Property/SSR313055)**



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