



Wood Lodge, Calmore, SO40
Southampton

£330,000

Property Type: Terraced House

Bedrooms: | Bathrooms: | Receptions:
3 | 1 | 1

Welcome to this beautifully presented and thoughtfully upgraded 3 bedroom staggered terraced home tucked away in a quiet cul de sac within the popular residential area of Calmore, Southampton. Finished to a high standard throughout, this property offers a modern, low-maintenance lifestyle with smart interior finishes and excellent outdoor space. Ideal for first time buyers looking to move straight in.

- Spacious Modern Lounge / Dining Room With Bi-Fold Doors
- Modern Kitchen With Integrated Appliances
- Landscaped Rear Garden With Decking And Summer House Office Space
- Off Road Parking With EV Charging Point
- Ideal For First Time Buyers Or Growing Families
- Refitted Family Bathroom
- Well Presented Throughout

Construction: Brick elevations under a pitched tiled roof

Mains Water: Yes

Mains Electric: Yes

Heating: Gas combi boiler

Drainage: Mains

Council Tax - B





Externally, the driveway to the front provides off-road parking and extends to a part tarmac surface with decorative slate detail for a contemporary kerb appeal. An outside storage cupboard houses the fuse board and there is a fitted EV charging point.

Stepping through the covered entrance, you're greeted by a welcoming hallway featuring attractive herringbone LVT flooring that flows seamlessly throughout the ground floor. The hall offers a spacious feel with the staircase rising to the first floor and a radiator neatly positioned for comfort.

The impressive lounge/dining room offers generous proportions. Ample space for both dining and lounging makes this an ideal social hub. Contemporary touches include smooth ceilings with recessed downlights, a feature media wall with TV recess, and a sleek electric horizontal fireplace with ambient lighting. Double glazed bi-fold doors open to the landscaped garden.

The refitted kitchen combines style with practicality. White units with contrasting black handles are paired with marble effect worktops and integrated induction hob and electric oven. There's space and plumbing for a fridge/freezer and dishwasher, plus a handy breakfast bar with seating recess perfect for casual meals. A personal door leads directly to the rear garden.

Upstairs, the landing and staircase are laid with recently fitted carpet. All three bedrooms continue the theme of comfort with new carpet, double glazed windows, and radiators. Bedroom one benefits from a built-in wardrobe space which also conceals the gas combi boiler.

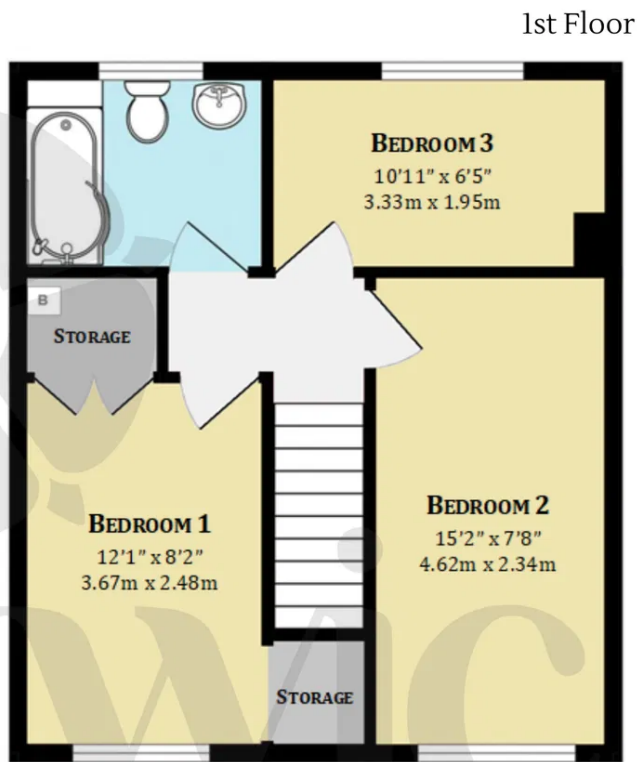
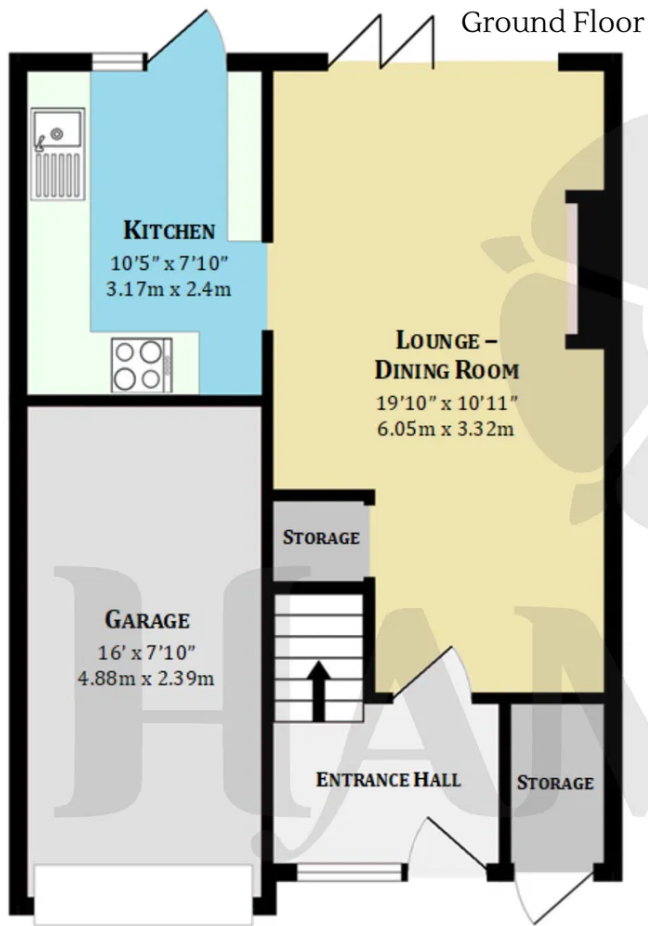
The refitted family bathroom boasts contemporary finishes with tiled floors and part tiled walls, a vanity unit with inset basin and illuminated mirror, and a bath with rainfall mixer shower over, complete with a glass screen. A heated towel rail and obscure glazed window complete the suite.

Outside, the landscaped rear garden has a decked entertaining area stepping down to a lawned area, flower beds to the borders. There's an outside tap and power point. and a timber summer house with power and lighting fitted, ideal for a home office or hobby room. Timber fencing and a rear pedestrian gate provide privacy and easy access.

The integral garage is equipped with power and lighting and offers space and plumbing for a washing machine.

Tenure: Freehold / Council Tax Band: B





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Trusted. Award Winning. Experts.

Hamwic Estate Agents

3 - 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

