



Stannington Crescent, Totton, Southampton, SO40 3QD
Southampton

£375,000

Property Type: Detached Bungalow

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

We are pleased to present this well-presented two bedroom detached bungalow, ideally positioned within central Totton, just moments from local shops, cafés, bus routes and convenient road links. The property offers well-balanced, single-level accommodation along with a generous garden and off-road parking, making it particularly appealing to downsizers and buyers seeking easy access to amenities.

- Detached Two Bedroom Bungalow
- Central Totton Location
- Two Reception Rooms
- Modern Refitted Kitchen
- Generous Lawned Rear Garden
- Off Road Parking
- Gas Central Heating
- Double Glazing Throughout
- Glazed Conservatory with Utility Space

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Property Information

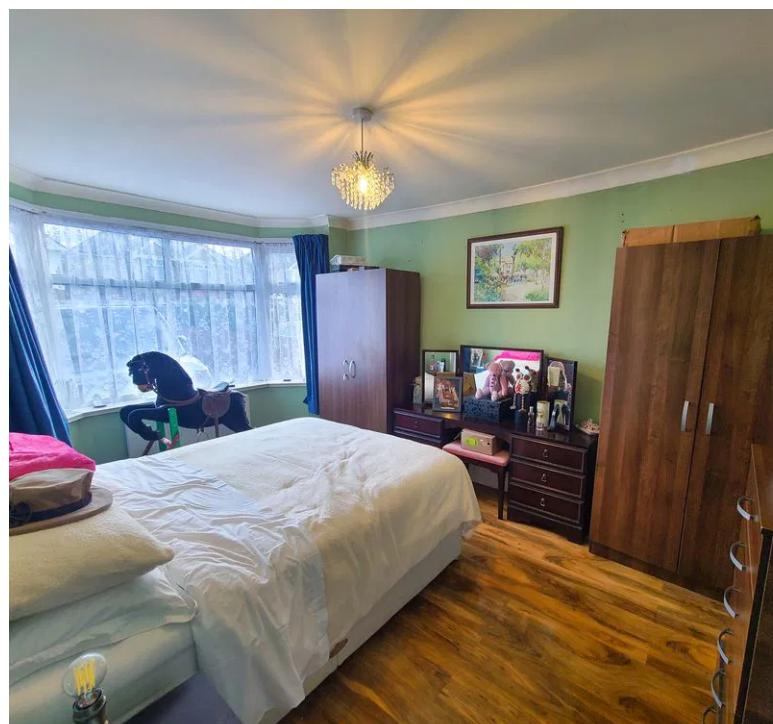
Construction: Traditional brick construction under a tiled roof

Services: Mains Water, Mains Electricity, Gas Central Heating

Council Tax Band: D

Tenure: Freehold

Disclaimer - These particulars are believed to be accurate but do not constitute any part of an offer or contract. All measurements are approximate. Services, systems and appliances have not been tested.





Accommodation - The property is set back behind a low-level brick boundary wall, with an opening leading onto a tarmac driveway, complemented by an additional grey slate parking area. Timber fencing encloses the opposite side boundary, while gated side access leads through to the rear garden. The front door opens into a covered inner storm porch, providing shelter before entering the main accommodation.

The central hallway features wood-effect engineered laminate flooring, a radiator, a useful storage cupboard and access to the loft space, which benefits from lighting. Doors lead to all principal rooms, creating a practical and easy flow throughout the bungalow.

Bedroom One is positioned at the front of the property and enjoys a double glazed bay window, allowing for plenty of natural light. The room continues the engineered laminate flooring and includes a radiator.

The main lounge, also located towards the front, mirrors the same flooring finish and offers a comfortable reception space.

Bedroom Two is a further well-proportioned double room, positioned to the side aspect with a double glazed window and radiator, making it ideal as a guest room, home office or hobby space.

The shower room features an obscure side window and comprises a tiled walk-in double shower cubicle with mixer shower, low-level WC and wash hand basin. The gas boiler is wall-mounted at eye level, and the room is completed with matching flooring and a radiator.

To the rear of the property lies the kitchen, dining room and conservatory. The modern refitted kitchen is fitted with work surfaces and a range of base units, drawers and a pantry cupboard. There is space and plumbing for a dishwasher, cooker and freestanding fridge/freezer, along with a rear window and a personal door leading into the conservatory. A further internal door provides access to the dining room.

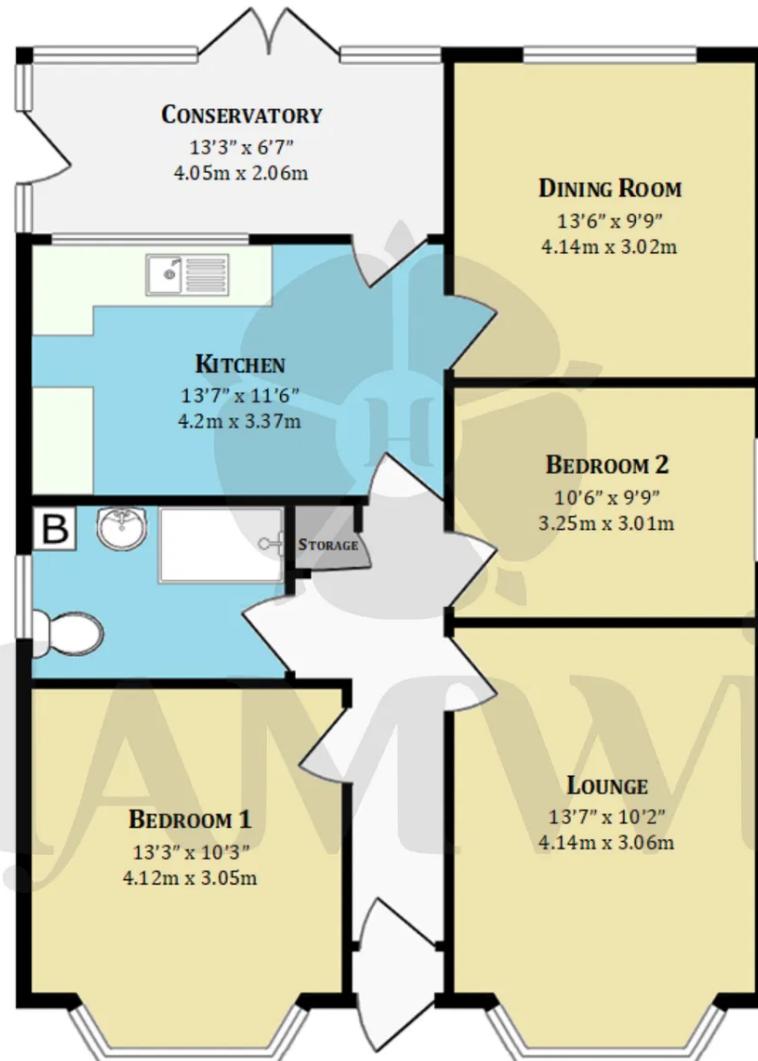
The dining room overlooks the rear garden via a double glazed window and offers ample space for a dining table and chairs, making it perfect for both everyday meals and entertaining.

The conservatory is fully glazed with a brick base and polycarbonate roof, enjoying windows to the rear and side aspects. Double doors open directly onto the garden, with an additional single side door. The space also benefits from plumbing for a washing machine and tumble dryer, providing flexibility for utility use or relaxation.

Outside - Outside, the rear garden is a generous and well-enclosed space, predominantly laid to lawn with a concrete hardstanding immediately to the rear of the property. A pathway leads down the garden to a further patio seating area. Two timber garden sheds provide useful storage, and the garden is enclosed with timber fencing, with the added benefit of an outside tap.

Location Information - *Stannington Crescent is ideally positioned within central Totton, offering easy access to a wide range of shopping facilities, cafés, supermarkets and everyday services. Excellent public transport links are close by, along with convenient road access to Southampton, Romsey and the New Forest. This well-connected yet established residential location continues to be popular with buyers seeking both convenience and a strong sense of community.*

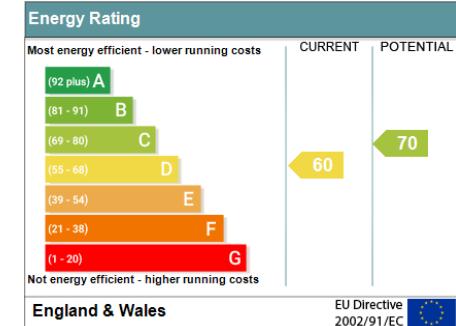




All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Address: 110 Stannington Crescent, Totton, SOUTHAMPTON, SO40 3...
RN: 0330-2056-0520-2806-8835



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Hamwic Estate Agents

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

02380 663999

enquiries@hamwicestateagents.co.uk

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

