



Kinross Road, Rushington, SO40

Totton

£425,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- Located In Highly Sought After Rushington Manor Estate
- Three Spacious Double Bedrooms
- Modern Kitchen – Breakfast Room
- Two Spacious Reception Rooms
- Ground Floor Cloakroom
- Conservatory Overlooking Garden
- Modern Four Piece Bathroom
- Detached Brick Built Garage
- Resin Driveway With Off Road Parking
- Generous Rear Garden With Raised Composite Decking Area

Hamwic Independent Estate Agents are delighted to present this well-presented and generously spacious three double bedroom semi-detached home, set within the highly desirable and rarely available Rushington Manor Estate. Offering a superb blend of modern comfort and traditional character, this stylish property features two reception rooms, a contemporary kitchen-breakfast room, ground floor cloakroom, conservatory, landscaped gardens, detached garage and a resin-bond driveway. A fantastic family home positioned in one of Totton's most sought-after locations.

Location - Rushington Manor Estate is one of Totton's most desirable residential areas, popular for its quiet, tree-lined roads, spacious plots and excellent proximity to amenities. Local schools, bus routes, Totton railway station and everyday shopping facilities are all easily accessible. The New Forest National Park lies just a short drive away, offering woodland walks and outdoor leisure. Southampton City Centre, the M27 motorway network and coastal routes are also within convenient reach, making this an ideal location for families and commuters alike.





Front & Approach - The property enjoys a smart, low-maintenance frontage with a resurfaced resin driveway framed by curb-stone edging. Fencing runs along both side boundaries, extending down the driveway toward the single brick-built detached garage.

Entrance Hall - A welcoming hallway featuring smooth ceilings, engineered wooden laminate flooring and a radiator. Stairs rise to the first floor.

Cloakroom - obscure double glazed window to the front, low level WC, wash basin, radiator and part-tiled walls, complemented by the same engineered flooring.

Dining Room & Lounge - The dining room enjoys a smooth ceiling with fitted downlights and flows seamlessly into the front lounge. Both rooms feature matching engineered laminate flooring, creating a bright and unified living space.

The lounge boasts a double glazed bay window to the front aspect, downlights and both areas feature two attractive ornamental chimney breasts, enhancing the character and charm of the rooms. Double glazed wooden doors open into:

Kitchen – Breakfast Room - Positioned at the rear, this modern kitchen–breakfast room features ample Quartz work surfaces complemented by cream gloss base and eye-level units, creating a stylish and functional cooking space. The room is well equipped with an integrated 5-ring gas hob with extractor fan, a vertical oven and microwave, and an integrated dishwasher, along with space and plumbing for a washing machine. Two radiators ensure year-round comfort, while a double glazed window provides a pleasant outlook over the rear aspect. A personal side door leads directly to the driveway, with double glazed doors opening into the conservatory, and a further internal door returning to the entrance hall.

Conservatory - A bright and versatile additional living space with full double glazing to the rear and side, brick base, lighting and a vaulted polycarbonate roof. Double doors open onto the raised decking area.

First Floor - smooth ceiling, side aspect window, access to the loft (with ladder, light and majority boarding) and an airing cupboard housing the gas boiler and hot water tank.

Bedroom One - A generous front-facing double bedroom with smooth ceiling, double glazed bay window, radiator and fitted carpet.

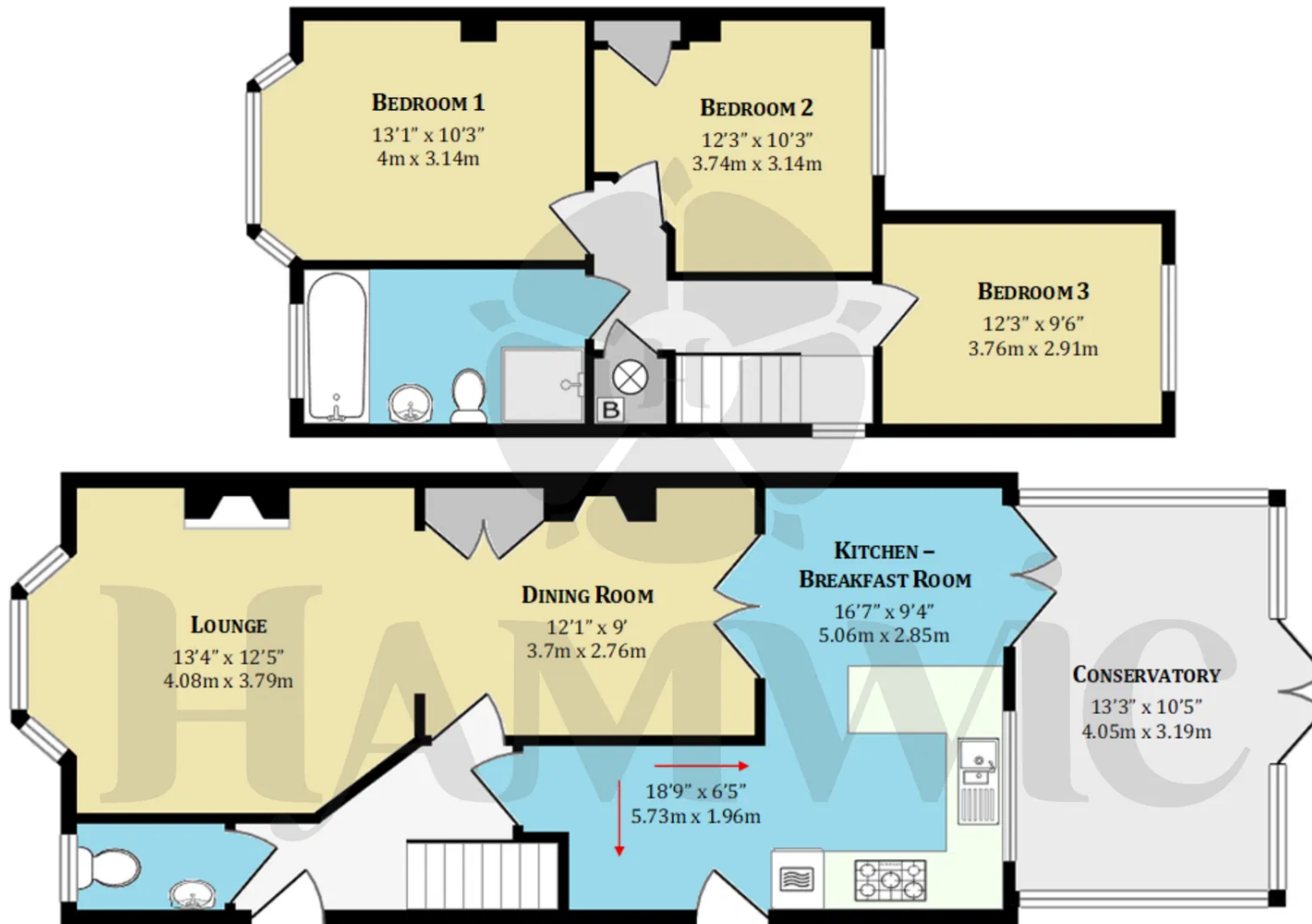
Bedroom Two - A further double room with smooth ceiling, rear aspect double glazed window, radiator, carpet and built-in storage cupboard.

Bedroom Three - Another double bedroom overlooking the rear garden, with smooth ceiling, radiator and fitted carpet.

Bathroom - A modern four-piece suite comprising an enclosed bath, separate shower cubicle with mixer shower, low level WC and wash basin. Finished with tiled walls, downlights, heated towel rail and an obscure double glazed window.

Rear Garden - A standout feature of the property, the rear garden offers excellent privacy and space. A raised composite decking area adjoins the conservatory and provides direct access into the garage via rear double doors. Steps lead down to a generous lawn, enclosed by timber fencing, with

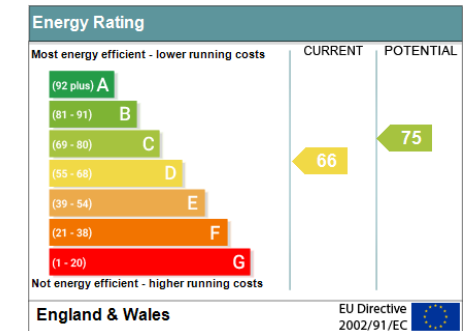




All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding.
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