



10 Deerhurst Close | £525,000
Totton, Southampton, SO40 8WQ

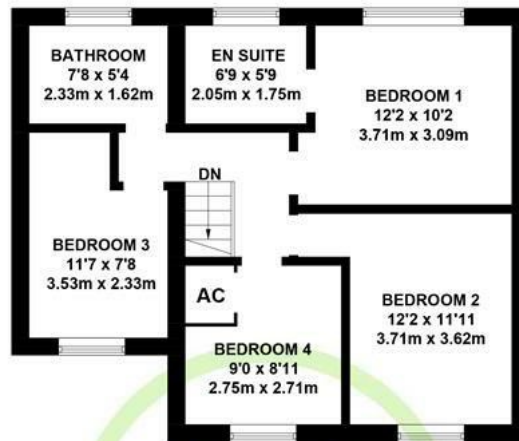




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Totton, Southampton, SO40 8WQ

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FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 698 SQ FT / 64.9 SQ M
 (INCLUDING GARAGE)
 FIRST FLOOR = 577 SQ FT / 53.6 SQ M
 TOTAL = 1275 SQ FT / 118.5 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1277140)

Summary

This attractive family home has been tastefully upgraded by the current owners and enjoys a secluded position at the head of a quiet cul-de-sac with a generous frontage and ample parking on the sweeping driveway extending to the integral garage. The extended accommodation offers four generous bedrooms with a stylish en-suite shower room to bedroom one. Three receptions on the ground floor include a sitting room, study/play room and stylish new open plan kitchen and dining area, fitted with a range of integrated appliances. The enclosed and landscaped rear garden offers a child friendly out door space to relax or entertain with minimal upkeep. Planning has been approved for a detached double garage/annexe at the front of the property (Ref 25/11011)

Features

- An attractive detached family home tastefully upgraded by the current owners
- Secluded position within a quiet cul-de-sac
- Four bedrooms with en-suite shower room to bedroom one
- Sitting room, dining room & play room/study
- Stylish modern kitchen and open plan dining area
- Ample off road parking and integral garage with remote roller door
- Enclosed and landscaped rear garden designed for minimal maintenance
- Well regarded local schooling
- Easy access to commuter links
- Planning approved for a detached double garage / annexe

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

10, Deerhurst Close, Totton, Southampton, SO40 8WQ

Ground Floor

The part glazed UPVC front door opens into the welcoming entrance hall fitted with quality oak flooring which complements the natural decor extending throughout the ground floor. A useful cloakroom is situated to the left hand side fitted with a vanity unit and wash basin, dual flush wc and a heated towel rail. Storage space is available in the understairs cupboard with the sitting room to the right overlooking the leafy front aspect, with an ornamental fireplace, floating mantle and shelving. A study/ play room adjacent provides an additional reception room. The stylish open plan kitchen and dining area create an impressive social space perfect for modern family living. The modern kitchen offers an extensive range of shaker style wall and base units with quartz worksurfaces and breakfast bar. Integrated appliances include an eye level double oven, microwave, fridge, dishwasher, induction hob and extractor hood over. The spacious dining area boasts French doors to the landscaped gardens and patio with access into the rear of the garage.

First Floor

The first floor landing allows access to the part boarded loft space via a hatch and serves the four generous bedrooms. Bedroom one benefits from a fully tiled en-suite shower room with a dual head shower and cubicle, wash basin, dual flush wc and heated towel rail. Bedrooms two and three are both double rooms with bedroom four benefiting from a storage cupboard over the stairs.

Outside

A secure side gate accesses the enclosed, landscaped and child friendly rear garden which features a gated children's play area fitted with artificial grass. A large neatly edged patio area abuts the rear of the property with steps to a raised seating area perfect for entertaining.

Parking

The generous frontage and sweeping block paved driveway offers extensive off road parking for several vehicles extending to the integral garage fitted with a remote roller door and Ev charging point. A secure side gate accesses the rear garden with a storage shed to the right. Planning is approved for a detached double garage/annexe.

Location

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Hazelwood Infant & Foxhills Junior School

Secondary School

Hounsdown Secondary School

Council Tax

Band D - New Forest District Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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