



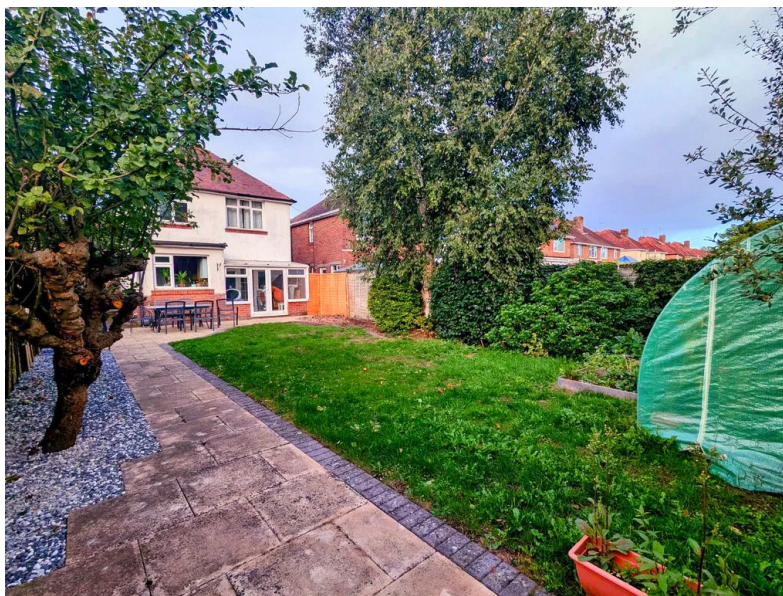
Salisbury Road, Totton, SO40  
Southampton

£400,000

Property Type: Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

*Hamwic are delighted to present this characterful and well-proportioned three bedroom detached family home, set on a generous and secluded plot along Salisbury Road in Totton. The property combines traditional charm with modern touches and benefits from ample off-road parking, an extended kitchen, a conservatory, and an impressive rear garden offering a high degree of privacy. The accommodation is thoughtfully arranged and well maintained throughout, with particular attention to flooring continuity and natural flow.*



- Three Bedroom Detached Family Home
- Generous And Secluded Plot
- Spacious Lounge–Dining Room With Bay Window And Feature Fireplace
- Matching Engineered Wood-Effect Flooring Throughout The Property
- Extended Kitchen With Integrated Appliances
- Conservatory Overlooking The Rear Garden
- Ground Floor Cloakroom
- Modern Family Bathroom
- Large Rear Garden With Patio And Lawn
- Extensive Block Paved Off-Road Parking

*Location - Salisbury Road is conveniently positioned within Totton, offering easy access to local shops, schools, and amenities. Totton railway station provides direct mainline links, while the nearby M27 and M3 offer excellent commuter routes to Southampton, Bournemouth, Portsmouth and London. Southampton city centre is approximately five miles away, and the open spaces of the New Forest National Park are within easy reach, making this an ideal location for families and commuters alike.*





**Ground Floor** - The property is approached via a block paved frontage providing off-road parking for several vehicles, with the paving extending down the side of the house to a gated access into the rear garden.

A double glazed porch leads into a welcoming entrance hallway, featuring stairs rising to the first floor, a radiator, and access to a ground floor cloakroom fitted with a WC and wash hand basin.

The lounge-dining room is a generous and inviting space, enjoying a front aspect bay window and a feature fireplace with brick surround and wooden mantel, creating a warm focal point. An archway connects seamlessly through to the dining area, which benefits from rear aspect windows and a door opening into the conservatory. Throughout the lounge, dining area, hallway and kitchen, the property enjoys matching engineered wood-effect laminate flooring, flowing consistently across the entire ground floor and enhancing the sense of space and cohesion.

The conservatory provides a pleasant additional reception space, ideal for relaxing or entertaining, with double doors opening directly onto the rear patio and garden.

The extended kitchen is positioned to the rear/side of the property and is well equipped with a range of fitted cupboards and drawers, ample work surfaces, and integrated appliances including a double electric oven, gas hob with extractor hood, washing machine and dishwasher. There is also space for a standing fridge/freezer, dual aspect windows providing excellent natural light, and a door leading directly out to the garden.

**First Floor** - The first floor landing benefits from a side aspect window and provides access to all bedrooms and the family bathroom.

All three bedrooms feature matching engineered wooden laminate flooring, continuing the home's cohesive finish. The principal bedroom is positioned to the front of the property and enjoys a bay window and generous proportions. Bedroom two is a well-sized double overlooking the rear garden, while bedroom three offers a versatile space suitable as a child's room, guest bedroom or home office.

The modern family bathroom is fitted with a white suite comprising a bath with contemporary shower screen and shower attachment over, wash hand basin, WC, heated towel rail and spot lighting. A frosted window provides natural light and ventilation, and there is access to the loft space.

**Outside** - The rear garden is a particular highlight, offering excellent seclusion and generous proportions. It is mainly laid to lawn with decorative stone edging, established flower and shrub borders, and a large patio area directly behind the property, ideal for outdoor dining and entertaining. The garden continues down the side, leading to a further section with a timber garden shed, providing practical storage.

**Council Tax Band:** D





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		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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## Hamwic Estate Agents

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