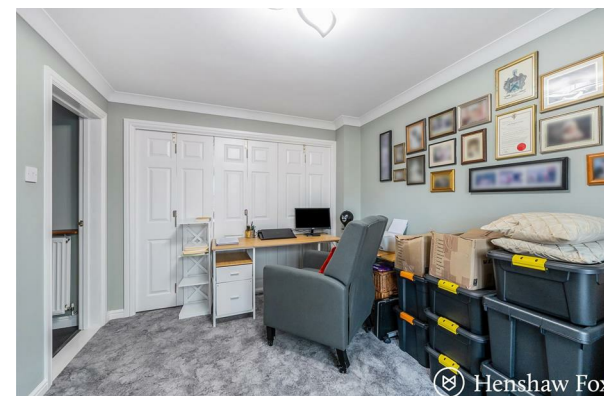




1 Derwent Drive | £585,000
Totton, Southampton, SO40 8XL





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01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

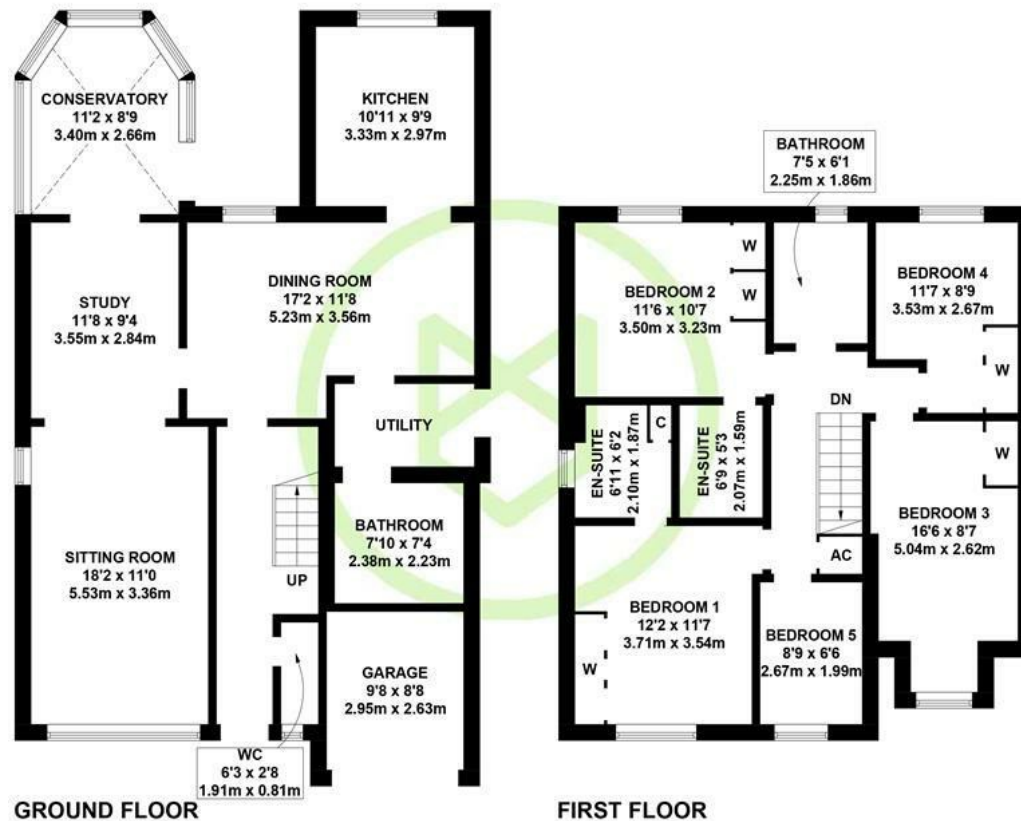
This versatile and spacious family home is conveniently positioned within a quiet cul-de-sac having been tastefully upgraded by the current owner to create an impressive living space, perfect for a large family or multi generational living. The first floor offers five generous bedrooms with two en-suites and a family bathroom. The ground floor comprises a sitting room which flows into the adjoining family room, conservatory, separate dining area and stylish fitted kitchen. A useful utility room leads into a large fully tiled wet room positioned in the rear of the garage with the front utilised as a storage area suitable for bikes. Out side there is parking for two vehicles on the driveway with the enclosed rear walled garden providing a low maintenance space to relax or entertain.

Features

- An impressive detached family home
- Versatile and spacious accommodation
- Ideal for a large family or multi generational living
- Five generous bedrooms
- Two ensuites, family bathroom and ground floor wet room
- Four reception rooms
- Stylish and modern kitchen with separate utility room
- Walled and low maintenance rear garden
- Part converted garage with storage area to the front
- Off road parking on the driveway

EPC Rating

Energy Efficiency Rating
Current C
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 975 SQ FT / 90.6 SQ M
FIRST FLOOR = 794 SQ FT / 73.8 SQ M
GARAGE = 81 SQ FT / 7.5 SQ M
TOTAL = 1850 SQ FT / 171.9 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1342678)

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Ground Floor

The welcoming entrance hall is tastefully decorated which extends throughout the property with storage under the stairs and a cloakroom with wash basin and wc on the right hand side. The dual aspect sitting room features a coal effect gas fire place as a focal point to the room with bi fold doors leading into the adjoining family room which extends through to the conservatory with French doors out to the garden. The generous dining area is fitted with tiled flooring into the stylish modern kitchen offering a range of white gloss fronted wall and base units, with contrasting walnut effect work surfaces. Integrated appliances include a double oven, induction hob with extractor hood over and dishwasher. A separate utility room provides additional storage with plumbing for a washing machine and also houses the gas fired boiler and access to the garden. Adjacent the fully tiled wet room is fitted with under floor heating and comprises a walk in dual head shower, wc and a vanity unit with mounted wash basin.

First Floor

The landing allows access to the part boarded loft space via a hatch and hosts the shelved airing cupboard and hot water tank. Of the five generous bedrooms, two boast en-suite shower rooms as well as built in wardrobes to the three larger rooms. The family bathroom comprises a panelled bath, vanity unit and mounted wash basin, wc and heated towel rail.

Parking

Off road parking is available on the driveway for two vehicles fronting the part converted garage.

Outside

The enclosed and walled rear garden offers a low maintenance outdoor space to relax or entertain with a patio seating area overlooking the neatly edged lawn. The well stocked borders are planted with a variety of mature plants and shrubs.

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. A nature reserve just at the end of the cul-de-sac offers the perfect spot for dog walking.

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

Calmore infant & Junior School

Secondary School

Testwood School

Council Tax

Band F - 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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