



Players Crescent, Rushington, SO40 9BB
Southampton

£375,000

Property Type: Terraced House

Bedrooms: 4 | Bathrooms: 1 | Receptions: 2

Deceptively Spacious Four Bedroom Family Home! Situated in a sought-after Totton location, this characterful terraced home offers generous accommodation throughout including a spacious dual-aspect lounge with wood burning stove, refitted kitchen with central island, large conservatory, modern family bathroom and four well-proportioned bedrooms. Further benefits include a private rear garden with timber cabin, brick-built utility outbuilding with separate WC, off-road parking, recently replaced double glazing and a pleasant wooded outlook to the rear.



- Four Bedroom Family Home
- Deceptively Spacious Accommodation
- Character Features Throughout
- Spacious Dual Aspect Lounge with Wood Burning Stove
- Modern Kitchen With Central Island
- Spacious Conservatory
- Brick Built Utility Outbuilding
- Private Garden With Wooded Outlook
- Off Road Parking

Hamwic Independent Estate Agents are delighted to offer for sale this deceptively spacious and characterful four-bedroom terraced family home, conveniently positioned within a sought-after residential location in Totton. Offering generous accommodation throughout, the property benefits from a spacious dual-aspect lounge with wood burning stove, modern refitted kitchen with central island, large conservatory, modern family bathroom, recently replaced double glazed windows, brick-built utility outbuilding with separate cloakroom, timber cabin and a private rear garden enjoying a pleasant wooded outlook. An internal viewing is highly recommended to appreciate the size, character and versatility of this wonderful family home.





The property welcomes you via a spacious entrance hall leading to a stunning dual-aspect lounge featuring engineered wood flooring, an exposed brick fireplace and wood-burning stove. French doors open into a generous conservatory offering flexible living space for dining, working or entertaining.

The stylish refitted kitchen boasts gloss white cabinetry, contemporary worktops and a large central island incorporating an induction hob, sink, integrated dishwasher and breakfast seating area.

Upstairs, four bedrooms provide comfortable family accommodation, complemented by a modern family bathroom. The landing also offers access to a boarded and lit loft space for additional storage.

To the front, an enclosed garden and driveway provide attractive kerb appeal and practical off-road parking.

The private rear garden enjoys a pleasant wooded outlook and features a patio seating area, lawn, mature planting and fenced boundaries. A useful brick-built utility outbuilding offers work surfaces, storage, sink facilities and plumbing for appliances, together with an adjoining cloakroom/WC.

A substantial timber cabin provides valuable additional space and is ideal for a home office, gym, hobby room or garden retreat.

- Construction: Brick under tiled roof
- Utilities: Mains water, electricity and gas
- Heating: Gas central heating
- Council Tax Band: B

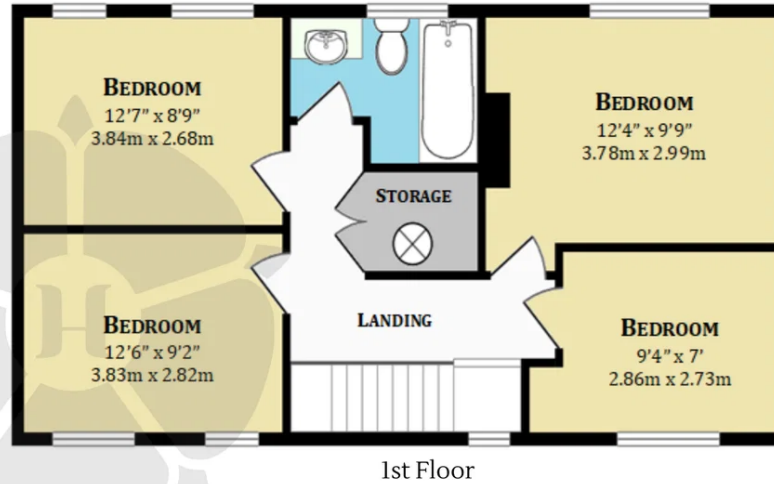
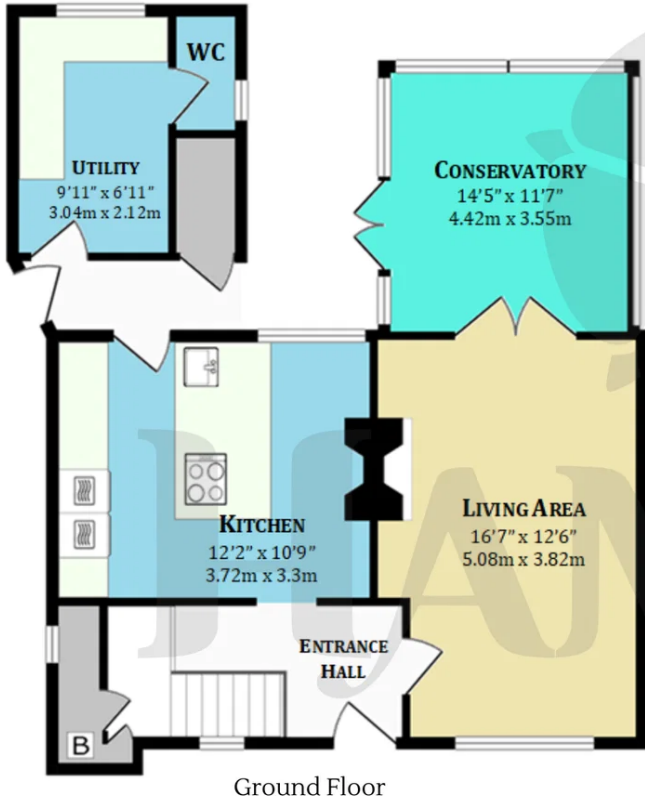
Conveniently situated in a popular residential area of Totton, the property enjoys easy access to local schools, supermarkets, healthcare facilities, leisure amenities and Totton town centre. Excellent transport links include Totton railway station, Southampton city centre, the M27 motorway network and the New Forest National Park, making this an ideal home for families, commuters and outdoor enthusiasts alike.

Disclaimer - Whilst every care has been taken in the preparation of these particulars, they are intended only as a guide and do not form part of any contract. Measurements, floorplans and descriptions are approximate and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves by inspection or other means regarding the accuracy of the information provided. Services, systems and appliances referred to within these particulars have not been tested by Hamwic Independent Estate Agents and no guarantee as to their operating ability or efficiency is given.

Tenure: Freehold

Council Tax Band: B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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