



Calmore Road, Totton, SO40 8GQ  
Southampton

£450,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

- Extended Three Bedroom Semi-Detached House
- Beautifully Presented & Modernised Throughout
- Refitted Kitchen-Dining Room
- Utility Room & Ground Floor Cloakroom
- En-Suite To Principal Bedroom
- Refitted Family Bathroom
- Approx. 160ft Rear Garden
- Detached Storage / Home Office Outbuilding
- Driveway Off Road Parking
- Double Glazed Windows & Gas Central Heating



*Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented three bedroom extended semi-detached family home, conveniently positioned within Central Totton. This attractive property offers spacious and well planned accommodation throughout, benefiting from a stunning open plan kitchen-dining room with bi-folds to the rear aspect, utility room, ground floor cloakroom, en-suite shower room to the principal bedroom, and an impressive rear garden extending to approximately 160ft in length. Further benefits include double glazed windows, gas central heating, ample driveway parking, and a highly useful detached outbuilding which has now been thoughtfully divided to provide front storage and a rear home office overlooking the garden. An internal viewing is highly recommended to fully appreciate both the accommodation on offer and the excellent overall finish throughout.*





**Hamwic Independent Estate Agents** are delighted to offer for sale this beautifully presented and extended **three bedroom semi-detached family home**, conveniently positioned within **Central Totton**. This attractive home offers spacious and well planned accommodation throughout, featuring a superb **open plan kitchen-dining room with bi-fold doors, utility room, ground floor cloakroom, and en-suite shower room** to the principal bedroom. Further benefits include **double glazed windows, gas central heating, ample driveway parking, and an impressive approx. 160ft rear garden**.

A particularly notable feature is the **detached brick outbuilding**, formerly a garage, now thoughtfully divided to provide **front storage** and a highly useful **rear home office** overlooking the garden, ideal for modern working from home requirements.

The ground floor comprises a welcoming entrance hall, stylish front aspect lounge, spacious cloakroom, and the standout rear **kitchen-dining room**, designed with family living and entertaining in mind. This bright and sociable space enjoys excellent natural light from a skylight window and opens directly onto the rear garden via **bi-fold doors**. The kitchen is fitted with a range of base and eye level units, wooden work surfaces, breakfast island, integrated dishwasher, inset sink unit, and space for both a cooker and American-style fridge/freezer. A separate utility room provides additional storage, worktop space, sink unit, and room for white goods.

To the first floor, the landing provides access to **three bedrooms** and the family bathroom. The principal bedroom benefits from built-in storage and a modern **en-suite shower room**, whilst the family bathroom is attractively fitted with a **roll top claw foot bath with shower over, WC** and wash hand basin. The loft also offers useful additional storage and houses the **refitted gas combi boiler**.

Outside, the rear garden is a major feature of the property, extending to approximately **160ft in length** and offering a fantastic amount of space for families, keen gardeners, or buyers who enjoy entertaining. A patio and decking seating area sit immediately to the rear of the house, with the remainder mainly laid to lawn and enclosed by timber fencing.

**Calmore Road** enjoys a highly convenient position within **Central Totton**, providing excellent access to local shops, schools, supermarkets, bus routes, doctors, Totton town centre, and commuter links towards **Southampton, the M27/M3 corridor**, and surrounding areas.

#### Additional Information

- **Tenure:** Freehold
- **Construction:** Brick Under Tiled Roof
- **Utilities:** Mains Water, Mains Electric, Gas Central Heating
- **Windows:** Double Glazed
- **Council Tax Band:** D
- **Parking:** Driveway Off Road Parking





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		83   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficient

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## Hamwic Estate Agents

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