



Testwood Crescent, Totton, SO40
Southampton

£340,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

We are pleased to offer for sale this attractive and thoughtfully extended three-bedroom semi-detached home, beautifully modernised to offer spacious and versatile accommodation. Perfectly positioned in a convenient central Totton location, this property combines style, practicality and excellent connectivity, making it an outstanding opportunity for first time buyers seeking a home ready to move straight into.



- Extended Three Bedroom Semi Detached House
- Ideal First Time Buyer Opportunity
- Modern Kitchen With Breakfast Bar
- Spacious Kitchen / Family Room Layout
- Ground Floor Shower Room
- Modern First Floor Family Bathroom
- Off Road Parking For Two Vehicles
- Fully Boarded Loft With Ladder & Light
- Landscaped Rear Garden With Powered Cabin
- Central Totton Location Close To Amenities

Constructed of brick under a tiled roof, the property benefits from mains water, mains electricity, gas central heating, double glazing throughout and falls within Council Tax Band B. Helping to keep ongoing costs manageable for those stepping onto the property ladder.

Location Information - Testwood Crescent enjoys a central Totton position, offering excellent access to local shops, schools and everyday amenities. Totton train station, bus routes and major road links including the M27 are all within easy reach, making this an ideal base for commuters. The New Forest National Park is also close by, providing beautiful countryside and outdoor leisure opportunities.





Front & Entrance - Open to the front, the property offers a smart brick-set driveway providing off-road parking for two vehicles, with a pathway leading to the side gate and rear garden access. The obscure double glazed front door opens into a hallway with smooth ceiling, radiator and stairs rising to the first floor.

Living Room - The living room is positioned to the front and features a open cast fireplace with wooden surround creating a focal point, while a double glazed window draws in natural light. Under-stairs storage provides useful practicality, and the room flows seamlessly through to the kitchen/family area.

Kitchen / Family Room - The extended kitchen/family room is undoubtedly the heart of the home. Modern and well arranged, it features a range of base and eye-level units, pull-out pantry, breakfast bar and ample work surfaces.

Integrated appliances include a five-ring gas hob, extractor hood, electric double oven and dishwasher, with further space for washing machine, tumble dryer and fridge/freezer.

Double glazed doors open directly onto the rear garden, creating an effortless indoor-outdoor connection, perfect for entertaining or everyday family life. There is also space for a dining table, making this a genuinely sociable layout.

Ground Floor Shower Room - A valuable addition for busy households, the ground floor shower room includes a shower cubicle, low level WC, wash basin with vanity unit, heated towel rail and tiled walls.

First Floor - The first-floor landing provides access to a fully boarded loft with lighting fitted, offering excellent additional storage.

Bedroom One - A generous double bedroom positioned to the front, bright and well proportioned. Radiator and carpet fitted.

Bedroom Two - Overlooking the rear garden, another comfortable double room with a radiator and fitted carpet.

Bedroom Three - An ideal single bedroom, nursery or home office, positioned to the front with radiator and fitted carpet.

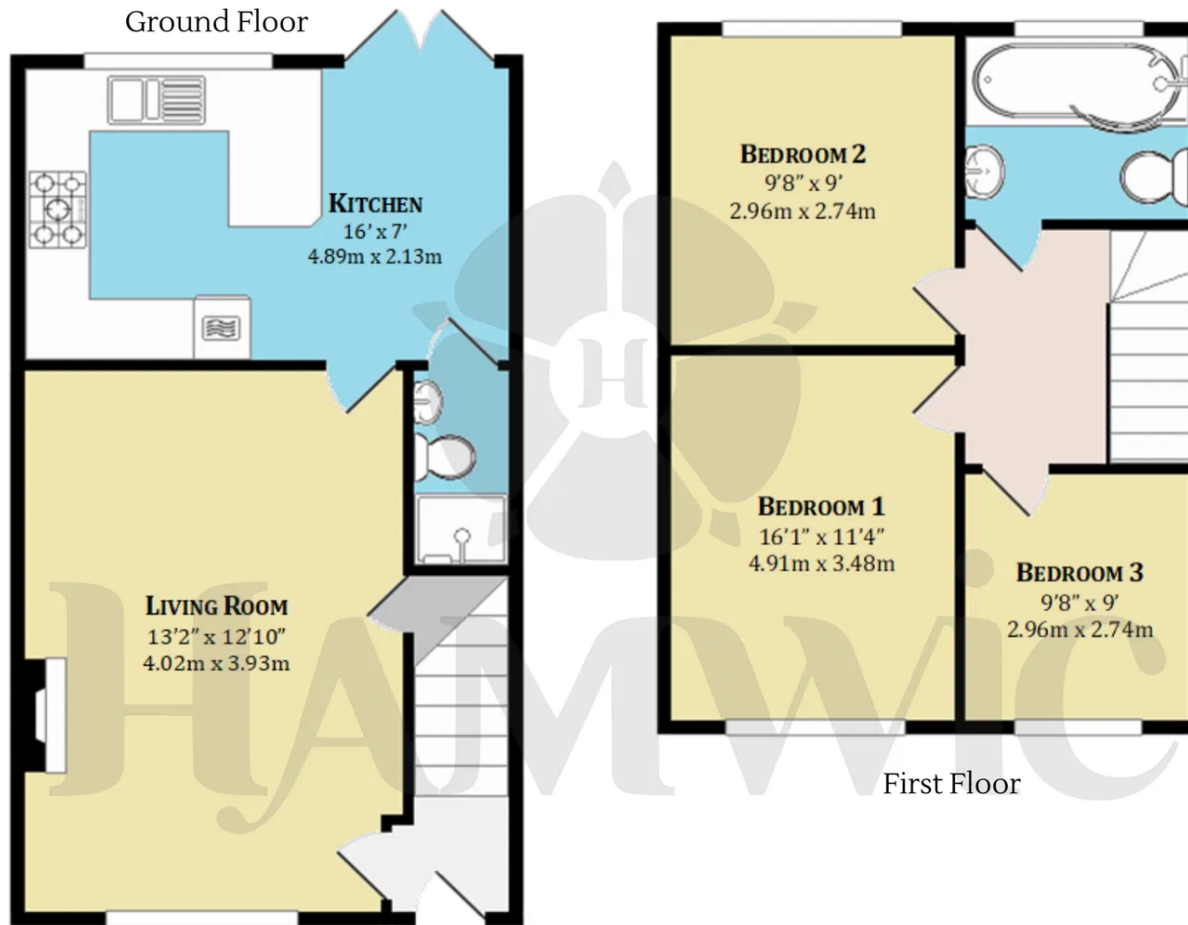
Family Bathroom - The modern family bathroom is well appointed with a 'P'-shaped bath and shower over, pedestal wash basin, low level WC, heated towel rail, mirrored cabinet and extractor fan.

Rear Garden - The landscaped rear garden is thoughtfully arranged, beginning with a paved patio area complete with lighting and power points, ideal for outdoor dining. A step leads up to a lawned section bordered by raised flower beds, while at the rear sits a timber cabin with power and lighting fitted, offering fantastic flexibility as a home office, gym or hobby space.

Side access returns to the driveway, and an outside tap is also fitted.

Tenure: Freehold / **Council Tax Band:** B





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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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