



Beechdale Walk, Calmore, SO40
Southampton

£300,000

Property Type: End of Terrace House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Hamwic Independent Estate Agents are delighted to present this well-maintained and beautifully presented three-bedroom end terraced home, ideally positioned within the popular Calmore area of Totton. Perfectly suited to first-time buyers, young families or those looking for a home ready to move straight into, the property benefits from a modern fitted kitchen, stylish refitted bathroom, spacious open-plan living accommodation, conservatory, landscaped rear garden and a detached brick-built garage with power.

- Well Presented Three Bedroom End Terraced House
- Spacious Open Plan Lounge And Dining Area
- Fully Glazed Conservatory
- Modern Fitted Kitchen
- Refitted Family Bathroom
- Double Glazed Windows Throughout
- Gas Central Heating With Combination Boiler
- Landscaped Rear Garden With Patio And Artificial Lawn
- Detached Brick Built Garage With Power And Lighting
- Popular Calmore Location Ideal For First Time Buyers

Property Information

Construction: Traditional brick-built construction under a pitched tiled roof

Services: Mains water, mains electricity, gas central heating

Council Tax Band: C

Location - Beechdale Walk is situated in the sought-after Calmore area of Totton, conveniently placed for local schools, shops, and everyday amenities. Totton town centre, the New Forest, Southampton, and excellent commuter links via the M27 and nearby rail connections are all within easy reach.





Entrance & Frontage - To the front, the property is approached via a neat gravelled garden with a pathway leading to the main entrance. There is also the added benefit of a pedestrian gate providing access through to the rear garden, which is particularly useful for families, pets, or garden maintenance.

Upon entering, you are welcomed into a well-presented hallway with attractive laminate flooring, a contemporary vertical radiator, and stairs rising to the first floor. There is also a useful storage cupboard beneath the staircase, ideal for coats, shoes and household items. A sliding door opens through into the main living accommodation.

The lounge and dining room is a bright and spacious open-plan area, offering an excellent layout for modern family living. With laminate flooring continuing throughout, the room feels both stylish and easy to maintain. A large double glazed window to the front aspect allows plenty of natural light to fill the space, while patio doors at the rear provide a lovely connection through to the conservatory and garden beyond.

The room comfortably accommodates both lounge furniture and a dining table, making it perfect for everyday living as well as entertaining guests. Two radiators and sliding doors provide access into the kitchen.

Kitchen - The kitchen has been fitted with a modern range of base and eye-level units, complemented by generous worktop space and a practical layout. The room benefits from a double glazed window overlooking the rear garden, as well as a personal door providing direct outdoor access.

There is ample space and plumbing for both a washing machine and dishwasher, along with further space for a cooker and tall fridge/freezer. Matching laminate flooring compliments the layout.

Conservatory - The conservatory is a fantastic additional reception space and provides excellent versatility. Built with a brick base and double glazed windows to the side and rear aspects, it creates a bright and relaxing environment that can be enjoyed in all seasons. The polycarbonate roof enhances the light and airy feel, while double doors open directly out to the patio, making it an ideal space for dining, a playroom, or simply a peaceful garden room.

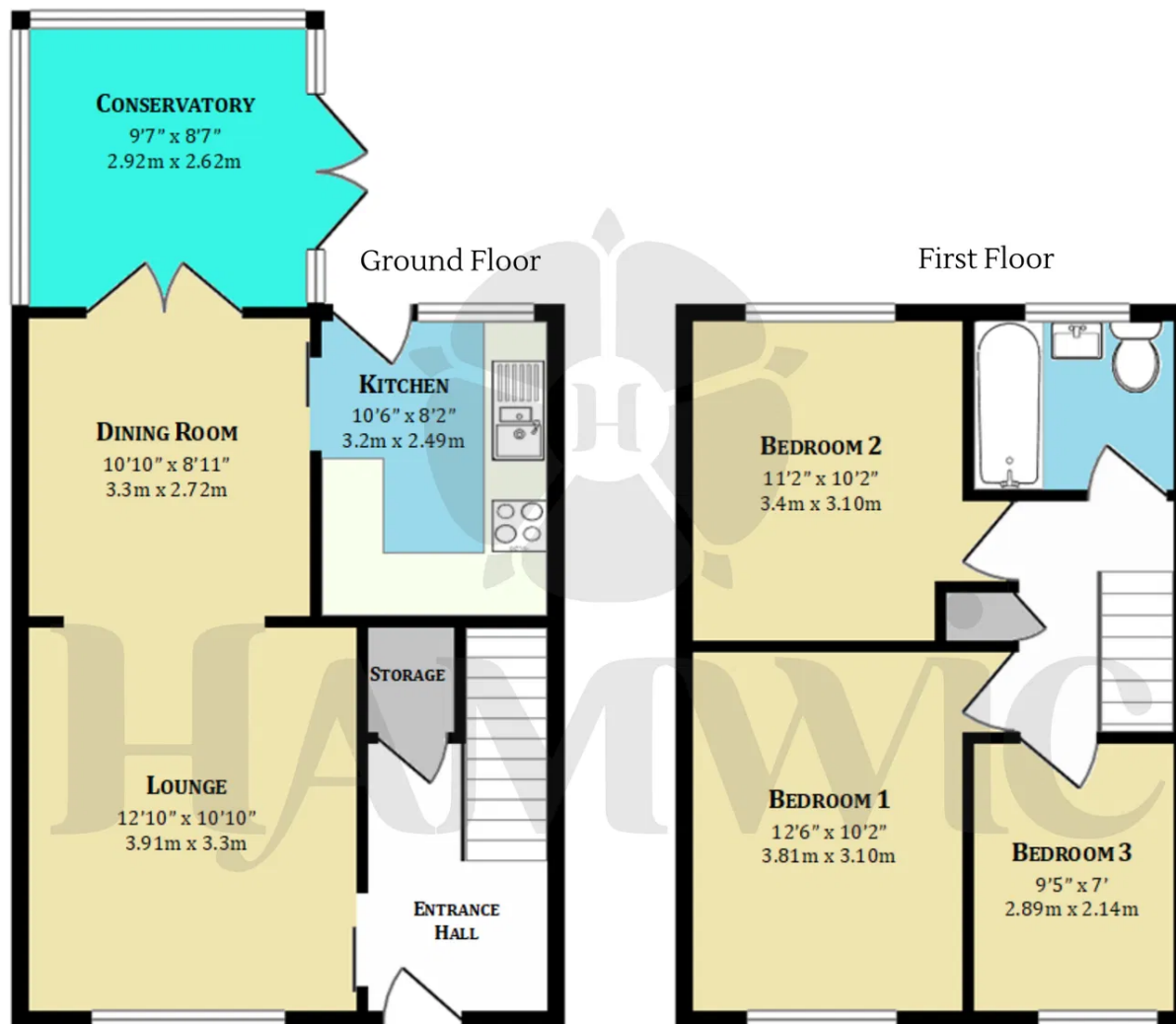
First Floor Accommodation

The first floor landing provides access to the loft, along with an airing cupboard which houses the gas combination boiler. Doors lead to all three bedrooms and the family bathroom.

All three bedrooms are well-proportioned and presented in a neutral style, each benefiting from double glazed windows, fitted carpets and radiators. The main bedroom offers ample space for a double bed and wardrobes, while the remaining bedrooms provide excellent flexibility for children, guests, or those needing a home office.

The bathroom has been refitted in a modern and contemporary style featuring part tiled walls. The suite includes an enclosed bath with mixer shower and fitted glass screen, a vanity wash basin with storage beneath, and a low level WC. An obscure double glazed window provides natural light and privacy, while a radiator completes the space.





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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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