



Rushington Avenue, SO40 9DE
Southampton

£425,000

Property Type: Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

We are delighted to offer for sale this well presented three bedroom detached family home, enviably positioned within the highly regarded Rushington Manor residential estate in Totton. This attractive home offers well balanced accommodation throughout, benefiting from a spacious lounge, separate dining room, modern fitted kitchen, refitted family bathroom, detached garage, and excellent off road parking. Further benefits include refitted double glazed windows, replaced and updated fuse board and electric wiring, air source heat pump heating, and a well established rear garden, making this an ideal opportunity for families or buyers seeking a detached home within one of Totton's most sought-after locations.



- Three Bedroom Detached Family Home
- Sought-After Rushington Manor Location
- Separate Lounge & Dining Room
- Modern Fitted Kitchen
- Refitted Family Bathroom
- Detached Garage with Replaced Roof
- Extensive Off Road Parking
- Well Established Rear Garden
- Refitted Double Glazed Windows
- Air Source Heat Pump

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: Off Road Parking, Car Port & Detached Garage

Disclaimer - These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and intended only as a guide.





Front Aspect & Entrance

The property is approached via a brick wall frontage with opening leading to the driveway, accessed via double gates positioned to the side of the property. There is off road parking to the front, with further parking extending behind the gates and EV car charger, immediately setting the tone for the practicality and convenience this home offers.

A refitted obscure double glazed front door, together with courtesy lighting, opens into the entrance porch.

Entrance Porch

A useful and welcoming entrance space, ideal for coats and shoes, with a further part obscure glazed internal door opening into the main reception hall.

Entrance Hall

The reception hallway provides a pleasant first impression and gives access to the main ground floor accommodation. Features include a textured ceiling, radiator, staircase rising to the first floor, useful understairs storage cupboard, and doors leading through to the principal living spaces.

Dining Room

Positioned to the front of the property, the dining room is a well proportioned reception area featuring a double glazed bay window to the front aspect which allows for excellent natural light. Additional features include a textured ceiling, picture rail, and radiator. This room offers flexibility for formal dining, family gatherings, or even an additional reception area if required.

An open archway leads through into the lounge, creating a natural flow between the two reception spaces.

Lounge

Situated to the rear, the lounge is a comfortable and inviting main reception room enjoying pleasant views and access to the rear garden via double glazed double doors. The room features a textured ceiling, picture rail, radiator, TV point, and an attractive log burner installed with wooden mantle and retiled fire surround, providing a lovely focal point to the room. A useful serving hatch to the kitchen adds further practicality and character.

Kitchen

The kitchen is fitted with a range of roll edge work surfaces incorporating units and drawers to the base level, with matching eye level cupboards providing ample storage. There is a double drainer single bowl sink with mixer tap and installed water softener, tiled walls, vinyl flooring, and a rear aspect double glazed window providing natural light.

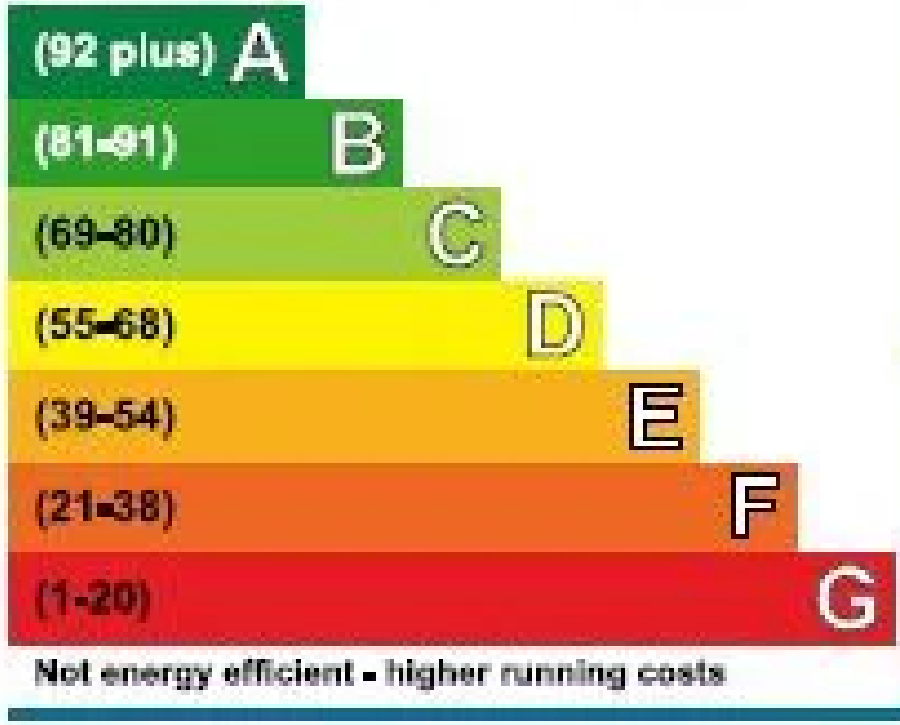
Further benefits include a side aspect double glazed door leading out to the driveway and covered car port area, gas hob with electric oven, plumbing and space for both washing machine and dishwasher, space for a standing fridge/freezer, radiator. The kitchen is modern, practical, and well suited to day-to-day family living.

Tenure: Freehold

Council Tax Band: D



Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 60 | 80 |



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