



The Redfords, Totton, SO40
Southampton

£475,000

Property Type: Link Detached House

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

We are delighted to offer this modernised four-bedroom link-detached family home, tucked away within a quiet cul-de-sac in central Totton. Highlights include two reception rooms, refitted kitchen with integrated appliances, principal bedroom with en-suite, modern family bathroom and recently installed air source heat pump. Outside benefits from a landscaped garden with powered summer cabin, ample driveway parking and an impressive 30ft integral garage.



- Modernised Four Bedroom Link-Detached Family Home
- Quiet Central Totton Cul-De-Sac Location
- Two Separate Reception Rooms
- Modern Refitted Kitchen With Integrated Appliances
- Principal Bedroom With Modern En-Suite
- Stylish Refitted Family Bathroom
- Recently Installed Air Source Heat Pump
- Landscaped Low-Maintenance Rear Garden
- Impressive 30ft Integral Garage
- Ample Off-Road Driveway Parking

Hamwic Independent Estate Agents are delighted to offer for sale this well-presented and modernised four-bedroom link-detached family home, pleasantly positioned within a quiet cul-de-sac in central Totton.

Offering generous and versatile accommodation across two floors, the property is particularly well suited to growing families, with two separate reception rooms, a modern refitted kitchen, ground floor cloakroom, four bedrooms, modern en-suite shower room and a stylish refitted family bathroom.

Council Tax Band D





The property enjoys an open frontage with a generous brick-set driveway providing ample off-road parking and direct access to the impressive 30ft integral garage. A pedestrian side gate leads to the rear garden, whilst a covered entrance opens into the welcoming entrance hall, featuring fitted carpet, radiator, textured ceiling and stairs rising to the first floor. Doors lead to the cloakroom, spacious living room and kitchen.

The front-facing living room is a comfortable principal reception room, enjoying plenty of natural light through a double glazed window and featuring a fireplace surround, fitted carpet and both conventional and contemporary vertical radiators. Double internal doors connect the living room with the separate dining room, providing flexibility for everyday living and entertaining. Positioned at the rear, the dining room benefits from double glazed double doors opening onto the garden, tiled flooring and ample space for a family dining table, with direct access into the kitchen.

The modern refitted kitchen offers an excellent range of base and eye-level units, generous work surfaces and concealed ambient lighting. Integrated appliances include a fridge/freezer, dishwasher, gas hob, electric oven and microwave, whilst tiled flooring continues from the dining room. A particularly useful personal door provides direct access into the 30ft integral garage.

The first floor landing benefits from a double glazed side aspect window, loft access and doors to all four bedrooms and the refitted family bathroom. The principal bedroom is positioned at the front and features a range of fitted furniture arranged around a dedicated bed recess, fitted carpet, radiator and double glazed window, together with a private en-suite shower room comprising corner shower enclosure, WC and wash hand basin, complemented by tiled walls and flooring, heated towel rail and double glazed window.

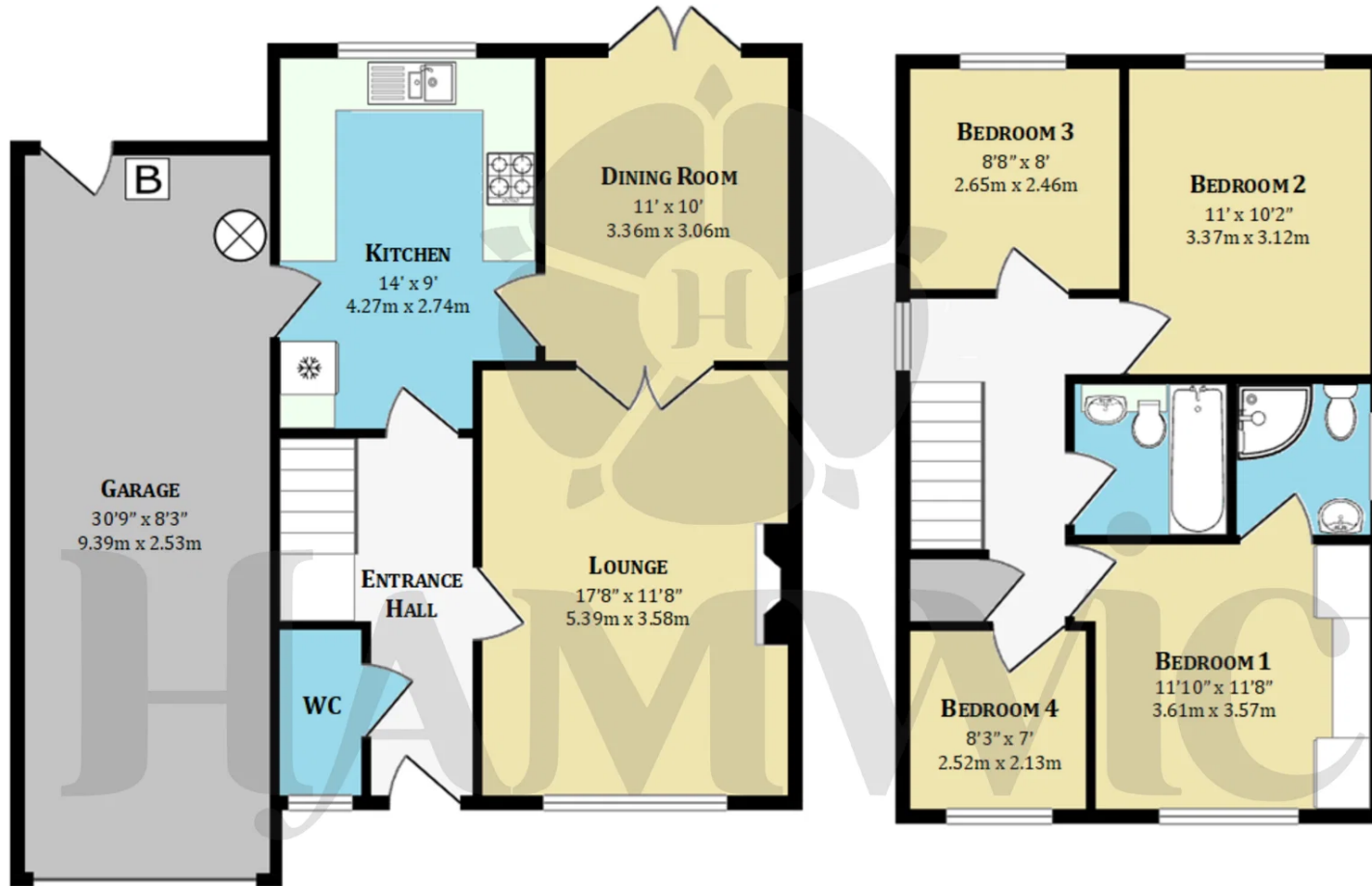
Bedrooms Two and Three are positioned towards the rear, with Bedroom Four at the front. All three additional bedrooms feature fitted carpet, radiators and double glazed windows, offering excellent flexibility for children, guests or home working. The modern family bathroom comprises a bath with mixer shower and screen, vanity unit with wash hand basin and WC, complemented by tiled walls and flooring, heated towel rail and extractor fan.

The landscaped rear garden has been designed for low-maintenance enjoyment, with a paved patio adjoining the property, raised artificial lawn and a further defined seating area. A timber summer cabin with power and lighting provides a versatile space ideal for hobbies, entertaining, children or home working. The enclosed garden also benefits from an outside tap, pedestrian side access and a personal door into the garage.

The approximately 30ft integral garage is a standout practical feature, providing considerably more space than a conventional single garage and offering excellent potential for vehicle parking, storage, hobbies or workshop use. Featuring a pitched tiled roof, electric roller door, power and lighting, it also houses the gas boiler and pressurised hot water cylinder, with direct internal access from the kitchen and a separate door into the rear garden. Combined with the generous driveway, the property offers exceptional parking and storage provision.



Location - The Redfords is a popular residential cul-de-sac within central Totton, offering an excellent combination of a quieter setting and convenient access to the town's extensive amenities. One of the particular attractions is the proximity to Testwood Recreation Ground, providing extensive open green space for walking, sports and recreation within easy walking distance of the



Trusted. Award Winning. Experts.

Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

