



Compton Road, Central Totton, SO40  
Southampton

£325,000

Property Type: Semi Detached House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

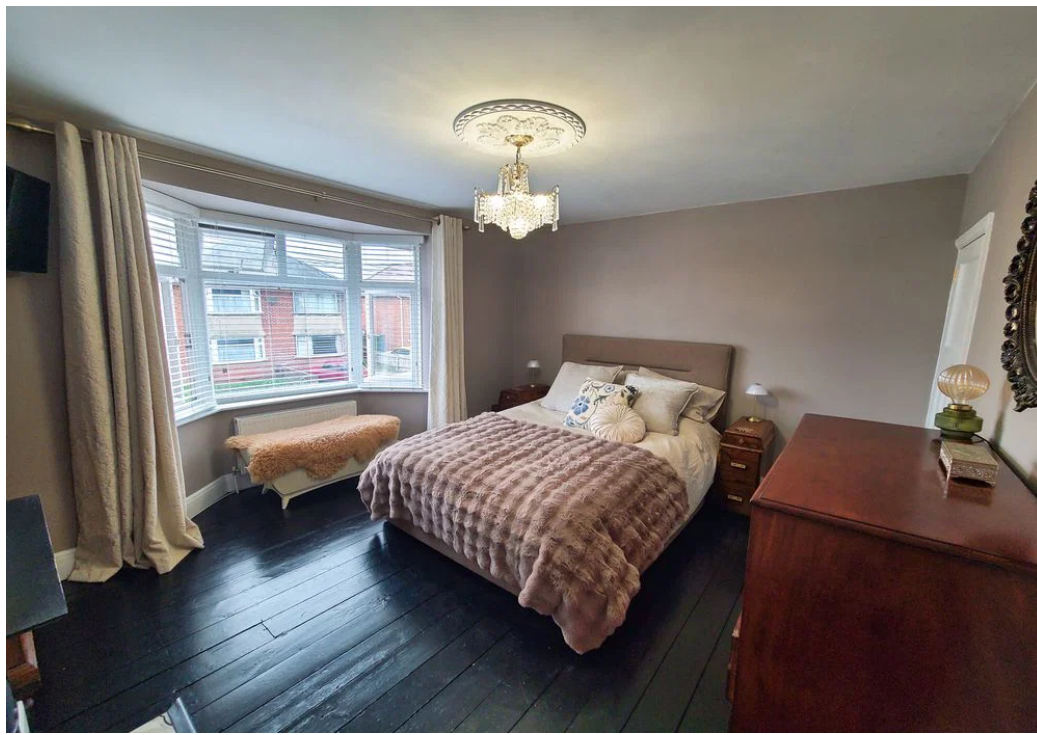
*Hamwic Independent Estate Agents are delighted to present this beautifully modernised 2-bedroom semi-detached home, perfectly positioned in central Totton. The property offers a blend of character features and contemporary upgrades, including two generous reception rooms, a modern fitted kitchen, glazed conservatory, separate utility room, stylish refitted shower room, landscaped rear garden and off-road parking. An ideal opportunity for buyers seeking a turnkey home within easy reach of local amenities and transport links.*



- Beautifully Modernised Throughout
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Glazed Conservatory
- Separate Utility Room
- Refitted Contemporary Shower Room
- Exposed Wooden Floorboards And Character Features
- Landscaped Low Maintenance Rear Garden
- Off Road Parking
- Central Totton Location Close To Amenities

*Location Information - Compton Road is positioned in the heart of Totton, offering excellent access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. Totton train station is within easy reach, providing direct connections to Southampton and beyond, while nearby bus routes, the A35 and M27 ensure strong commuter links. The property also sits close to well-regarded schools and green open spaces, including Testwood Lakes and the New Forest National Park, making it ideal for both families and professionals seeking convenience paired with a vibrant community setting.*





Approaching the property, the home sits behind a brick-set driveway providing off-road parking, with pedestrian side access leading to the rear garden. The frontage is open and enclosed by a mix of brick walling and fencing. Entry is via the side into a neat entrance hall, where you'll find immediate access to both reception rooms and the staircase rising to the first floor.

The Lounge sits at the front of the home and offers an inviting and characterful space. A double-glazed feature bay window floods the room with natural light, complemented by exposed, stripped and stained wooden floorboards. A charming feature fireplace with alcove display shelving and base cabinets sits centrally, creating the perfect focal point. A radiator provides heating, and the décor is crisp and modern with a smooth ceiling finish.

The Dining Room continues the stylish finish with matching stripped and stained wooden floorboards and a smooth ceiling. A double-glazed window overlooks the rear aspect, while a chimney breast adds character. A useful understairs cupboard houses the gas and electric meters, and a doorway opens seamlessly into the kitchen.

The Kitchen is well-designed and modern, offering a smooth ceiling with fitted downlights, a double-glazed window to the side, and a personal door through to the conservatory. It features wooden floorboards, work surfaces with base and eye-level units, integrated gas hob with electric oven, stainless steel sink unit and space for both fridge/freezer and washing machine. A pantry cupboard provides additional storage.

The Conservatory serves as an excellent additional living area with double-glazed windows to the rear and side, tiled flooring, power points, lighting and a radiator for year-round use. A door leads out to the rear garden, while an internal doorway accesses the separate utility room.

The Utility Room houses the concealed Combi boiler and offers tiled flooring, plumbing, part-tiled walls, an obscure double-glazed window to the rear and practical storage solutions.

**First Floor** - The landing provides access to the loft space, part boarded with lighting, and doors to both bedrooms and the shower room.

Bedroom 1 is a bright and comfortably sized double, featuring a smooth ceiling, double-glazed window to the front, exposed wooden floorboards, feature chimney breast, built-in storage and radiator.

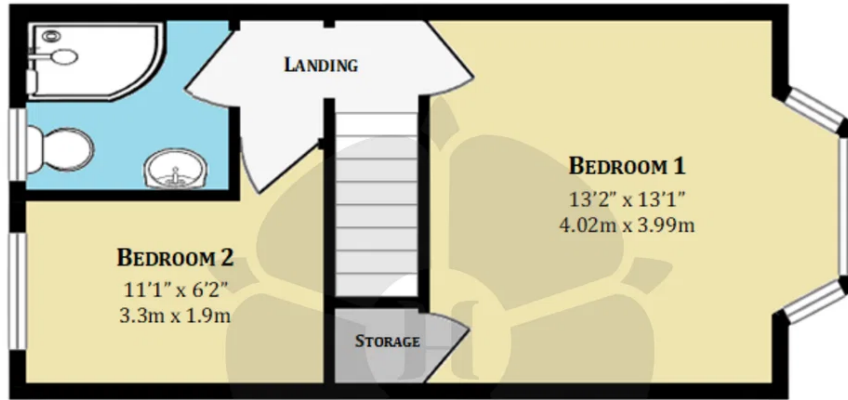
Bedroom 2 offers a peaceful rear outlook with a smooth ceiling, double-glazed window, radiator and stripped wooden flooring.

The Shower Room has been stylishly refitted, offering tiled flooring, a double-shower cubicle with marble-effect tiled surrounds, low-level WC, wash basin, heated towel rail, rear-facing window and recessed downlights.

#### **Rear Garden**

The landscaped rear garden is designed for easy maintenance and enjoyment. A gravelled section borders the property and side pathways, with the remainder laid to high-quality artificial turf framed by wooden sleeper edging. A raised decked seating area sits at the rear—perfect for outdoor dining or relaxing. The garden is fully enclosed with timber fencing and benefits from an outside tap as well as side access to the front.





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.

## Hamwic Estate Agents

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