

Jessica Crescent, Totton, SO40

Southampton

£450,000

Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Hamwic are delighted to offer for sale this beautifully presented and modernised 4 bedroom detached family home, located in the ever-popular Hazel Farm area of Totton. The property has been tastefully updated throughout, offering a superb refitted kitchen dining room with integrated appliances, separate utility, en-suite to the master bedroom, landscaped gardens and off-road parking. A generous and versatile home, ideally suited to a growing family.

- MODERNISED & UPDATED THROUGHOUT
- 4 BEDROOMS WITH EN-SUITE TO MASTER
- REFITTED KITCHEN–DINING ROOM WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- REFITTED FAMILY BATHROOM & GROUND FLOOR CLOAKROOM
- GENEROUS LOUNGE WITH FEATURE FIREPLACE
- LANDSCAPED REAR GARDEN WITH SEATING AREAS
- OFF ROAD PARKING & PARTIAL GARAGE STORAGE
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS

Location

The property is situated in the much-favoured Hazel Farm area, lying on the western edge of Totton close to Morrison's superstore. Totton itself offers an extensive range of facilities including shops, supermarkets, leisure centres, restaurants, public houses, and recreational spaces. The M27 is within 2.5 miles, providing links to Southampton, Bournemouth, Portsmouth and London. Totton railway station offers mainline connections including direct services to Southampton Airport, London Waterloo and coastal towns.













The property is approached via an open frontage with block-effect hardstanding providing off-road parking, access to a useful covered storage area, and the remaining section of the garage with a refitted roller door. A timber side gate leads to the rear garden, while a storm porch and refitted front door open into the welcoming entrance hall.

The entrance hall features a smooth ceiling with inset downlights, fitted carpet, staircase to the first floor with useful understairs shoe storage, and doors leading to the cloakroom, lounge and kitchen dining room.

Positioned to the front of the property, the lounge is a bright and comfortable reception room with a large double-glazed window and an attractive ornamental brick fireplace with concealed lighting and tiled hearth. A capped gas point remains should buyers wish to reinstate a fire.

The cloakroom has been stylishly refitted with a contemporary suite comprising a low-level WC, vanity wash basin, heated towel rail, part tiled walls and tiled flooring.

The impressive kitchen dining room has been beautifully refitted with grey gloss units, white quartz worktops and integrated appliances including an induction hob, oven, combination oven/microwave, dishwasher and fridge/freezer. There is ample space for dining furniture, underfloor heating beneath the tiled floor, rear aspect windows and double doors opening onto the landscaped garden. A door leads into the matching utility room, which offers additional storage, worktop space, plumbing for a washing machine, space for a further fridge/freezer and side access.

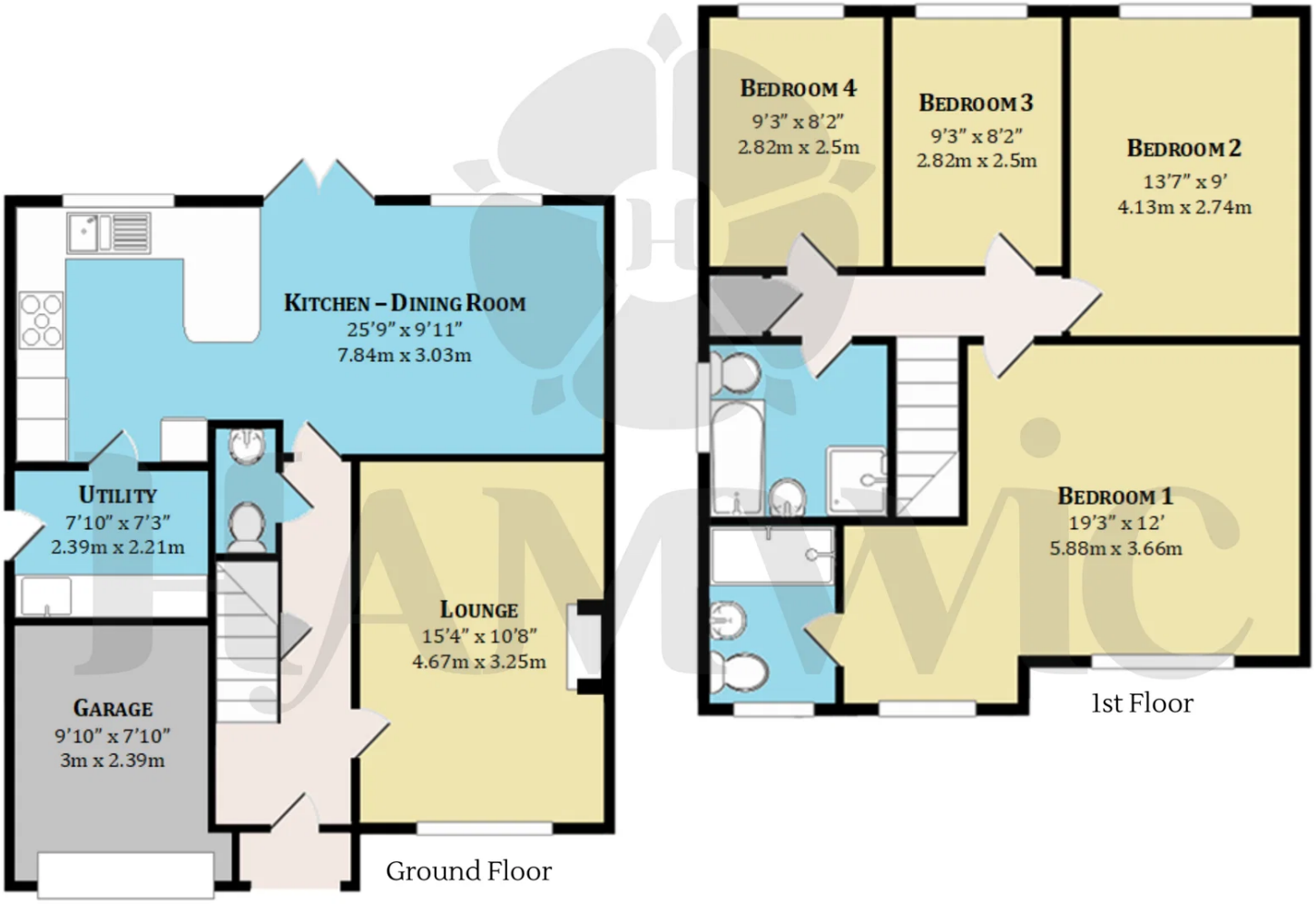
The first-floor landing provides access to all bedrooms, the family bathroom and the airing cupboard housing the gas combination boiler. A pull-down ladder leads to a fully boarded, carpeted and lit loft measuring approximately 8m x 2.4m, providing excellent storage or hobby space.

The principal bedroom is a generous double room with a dedicated dressing area and a stylishly refitted en-suite bathroom featuring a bath with shower over, vanity wash basin, heated towel rail and underfloor heating.

Bedrooms two, three and four are all well-proportioned rooms, ideal for family living, guests or a home office.

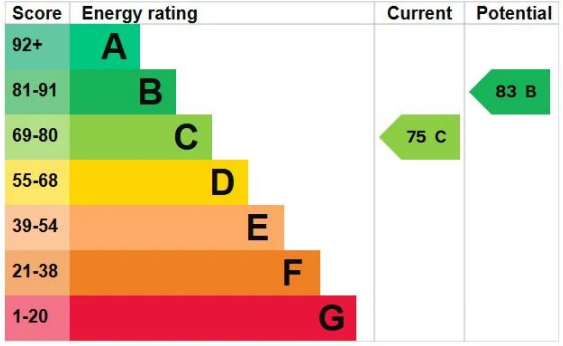
The family bathroom has also been refitted with a contemporary four-piece suite comprising a bath, corner shower, wash basin and WC, complemented by underfloor heating, tiled walls and a heated towel rail.

The landscaped rear garden has been designed for both relaxation and entertaining, featuring a paved patio, timber pergola, raised lawn and an elevated decked seating area with porcelain tiles. A barked children's play area with climbing frame, swings and slide adds to its appeal, while outside power, a tap, and enclosed boundaries complete this attractive family garden.









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/