



Nutsey Avenue, Totton, SO40 3NA
Southampton

£400,000

Property Type: Detached Bungalow

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Beautifully modernised and extended three bedroom detached bungalow tucked away within a cul-de-sac in Central Totton. Featuring an impressive refitted kitchen-breakfast room with island, separate lounge and dining room, low maintenance private rear garden, generous frontage and brick set driveway with off road parking. Conveniently positioned close to local amenities, transport links and The New Forest.



- Extended Detached Bungalow
- Quiet Cul-De-Sac Position
- Central Totton Location
- Beautifully Refitted Kitchen-Breakfast Room
- Separate Lounge And Dining Room
- Three Well Proportioned Bedrooms
- Low Maintenance Private Rear Garden
- Brick Set Driveway With Off Road Parking

Additional Information

Construction: Brick Under Tiled Roof

Mains Water Connected

Mains Electric Connected

Gas Central Heating

Council Tax Band: D

Location - Nutsey Avenue is conveniently positioned within Central Totton, offering excellent access to local shops, supermarkets, schools and leisure facilities. Totton town centre is close by together with convenient transport links towards Southampton City Centre, the M27/M3 motorway network and The New Forest National Park. Nearby train stations, bus routes and recreational areas further enhance the appeal of this well connected yet established residential location.





Situated within a pleasant cul-de-sac setting in Central Totton, this beautifully presented and thoughtfully modernised three bedroom detached bungalow offers spacious and well balanced accommodation together with a generous frontage, private rear garden and useful driveway parking.

The property enjoys an attractive approach with mature planting and a brick set driveway providing off road parking, whilst double timber gates and side pedestrian access lead through to the rear garden. A pathway guides you to the entrance door opening into a welcoming entrance hall with useful storage space.

The lounge is a bright and comfortable reception room benefitting from excellent natural light via front and side aspect double glazed windows together with engineered laminate flooring and radiator. Doors lead through to the separate dining room and inner lobby accessing the bedroom accommodation.

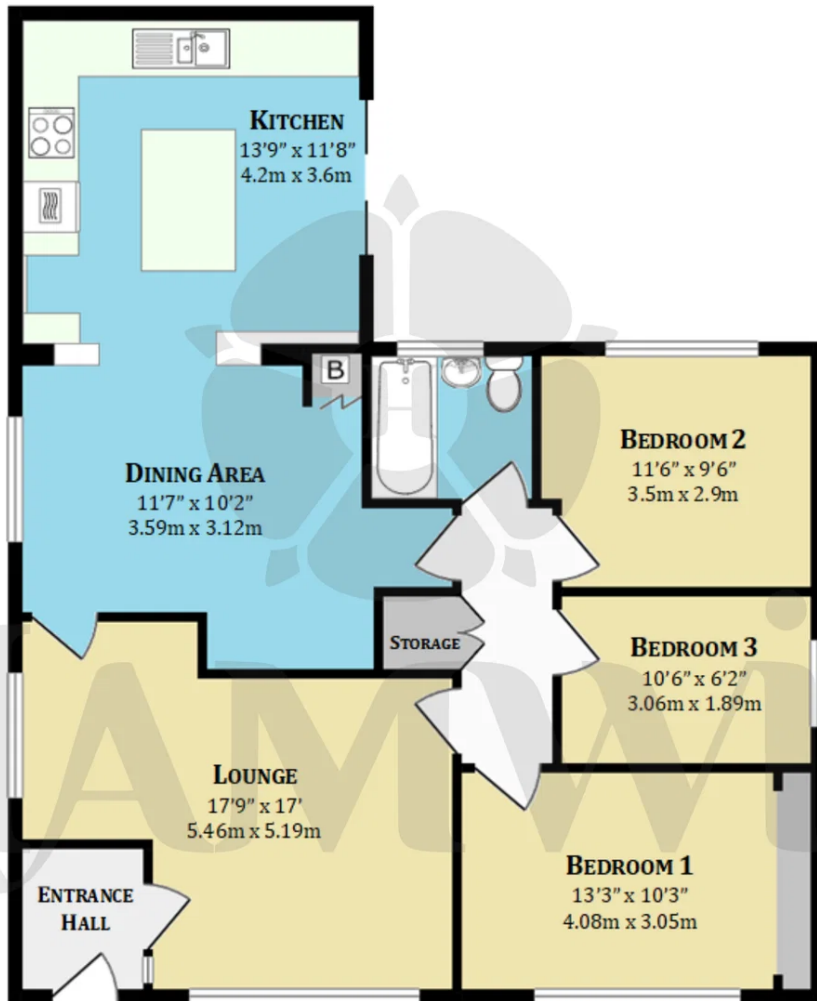
Positioned centrally within the property, the dining room creates an excellent additional reception space and opens directly into the impressive extended kitchen-breakfast room. Undoubtedly a standout feature of the home, the refitted kitchen offers an extensive range of units, generous work surface areas, integrated oven and grill, induction hob, instant hot water tap, pantry cupboard and space for appliances. A central island provides additional storage and breakfast seating, whilst double glazed sliding doors open directly onto the rear garden creating an ideal entertaining space.

The inner lobby provides loft access via fitted ladder together with access to all three bedrooms and the family bathroom. Bedrooms one and two are both generous doubles with fitted wardrobe recesses, whilst bedroom three offers versatility as a guest bedroom, office or hobby room.

The bathroom is fitted with a matching suite comprising bath with shower over, low level WC and wash hand basin together with tiled walls and flooring, heated towel rail and rear aspect window.

Externally, the rear garden enjoys a private enclosed setting and has been designed with ease of maintenance in mind, predominantly laid to paved patio with timber shed, outside tap and gated side access.





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.



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Hamwic Estate Agents

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

02380 663999

enquiries@hamwicestateagents.co.uk

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

