



Dorland Gardens, West Totton, SO40 8WR
Southampton

£450,000

Property Type: Detached House

Bedrooms: | Bathrooms: | Receptions:
3 | 1 | 2

Hamwic Independent Estate Agents are delighted to offer for sale this stunning, beautifully presented and thoughtfully modernised three bedroom detached family home, enviably positioned within a sought-after cul-de-sac in the ever-popular West Totton area.

- Stunning Modernised Detached Family Home
- Highly Sought-After West Totton Cul-De-Sac Location
- Superb Open Plan Kitchen - Dining / Family Room
- Bi-Fold Doors Opening To The Rear Garden
- Separate Front Aspect Lounge
- Refitted Kitchen & Refitted Family Bathroom
- Three Bedrooms All With Fitted Wardrobes
- Landscaped Rear Garden With Entertaining Areas
- Off Road Parking & Integral Garage

This impressive home has been upgraded to a high standard by the current owners and offers stylish, well-balanced accommodation perfectly suited to modern family living. Standout features include a separate lounge, a superb open plan kitchen - dining / family room to the rear with bi-fold doors, a refitted kitchen, ground floor cloakroom, three bedrooms all with fitted wardrobes, a refitted family bathroom, attractive landscaped rear garden, off road parking and an integral garage.





Hamwic Independent Estate Agents are delighted to offer for sale this **beautifully presented and modernised 3 bedroom detached family home** located in a highly sought-after cul-de-sac within **West Totton**. This impressive home has been thoughtfully updated throughout and offers a fantastic balance of **modern family living, stylish presentation and excellent outdoor entertaining space**.

The accommodation briefly comprises a welcoming entrance hall, **ground floor cloakroom**, a comfortable separate lounge, and a superb **open plan kitchen - dining / family room** stretching across the rear of the property, creating a standout space ideal for modern day family life and entertaining. The kitchen is fitted with integrated appliances and breakfast bar seating, whilst bi-fold doors and additional patio doors open directly onto the landscaped rear garden.

On the first floor, the property offers **3 well proportioned bedrooms**, all benefitting from fitted wardrobes, together with an attractively **refitted family bathroom**.

Outside, the property enjoys **off road parking**, an **integral garage**, and a beautifully landscaped rear garden featuring a porcelain patio, lawned area, covered side storage, and a fantastic pergola seating area with power, ideal for outdoor dining and relaxing.

A fantastic opportunity to acquire a stylish detached home in one of Totton's most desirable family locations.

Location

Dorland Gardens is a popular cul-de-sac within **West Totton**, particularly favoured by families due to its established residential setting and convenient access to local amenities. The property is well positioned for the highly regarded **Foxhills Infant & Junior Schools** and **Hounslow School**, whilst Totton town centre, local shops, transport links, Totton railway station, Southampton city centre and the **New Forest National Park** are all within easy reach.

Additional Information

Tenure: Freehold

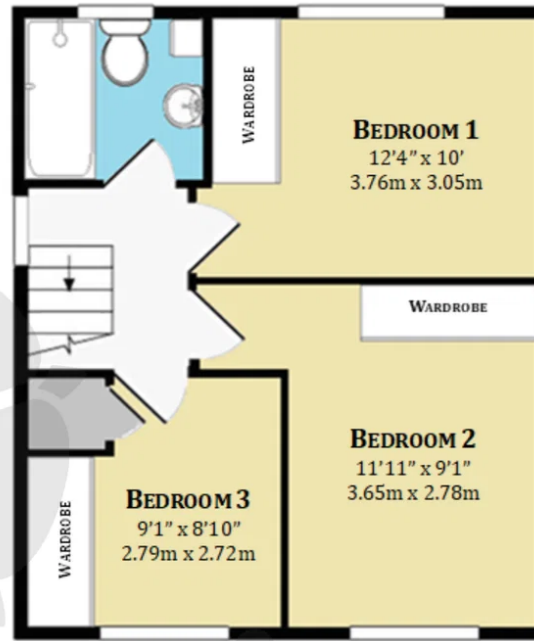
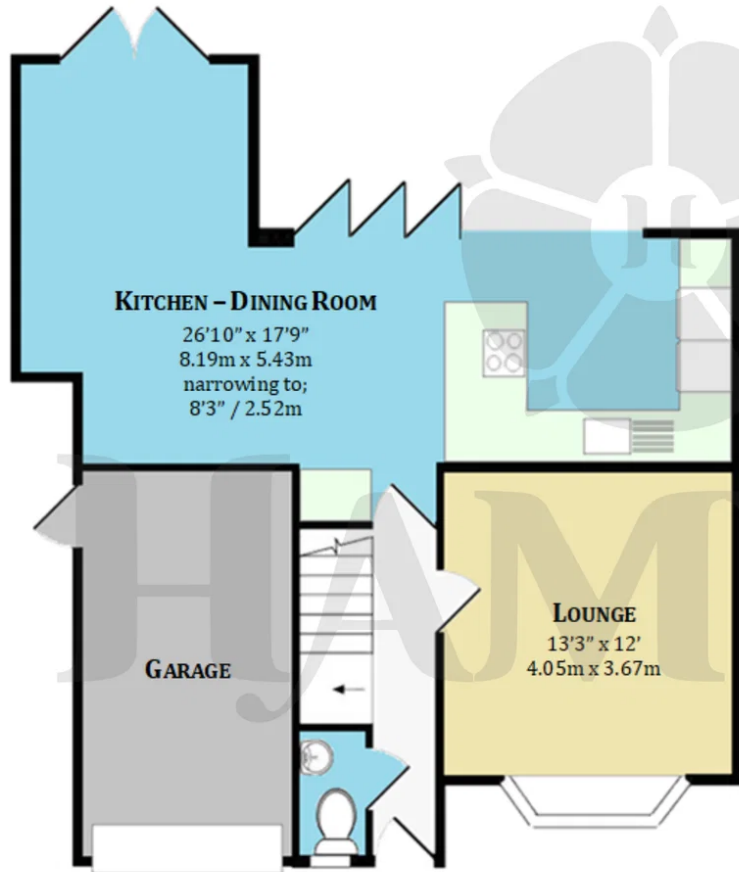
Construction: Brick Under Tiled Roof

Utilities / Services: Mains Water, Mains Electric, Gas Central Heating

Windows: Double Glazed

Council Tax Band: D





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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