

Salisbury Road, Central Totton, SO40 3PZ

£400,000

Southampton

Property Type: Semi Detached House

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 3

- Four/Five Bedroom Semi-Detached Home
- Accommodation Arranged Over Three Floors
- Spacious Open Plan Family Living Area
- Modern Kitchen-Dining Room
- Separate Lounge With Bay Window
- Versatile Reception Room Or Bedroom Five
- Utility Room And Modern Cloakroom
- Converted Loft Bedroom Suite
- Approximate 95ft Rear Garden
- Convenient Central Totton Location

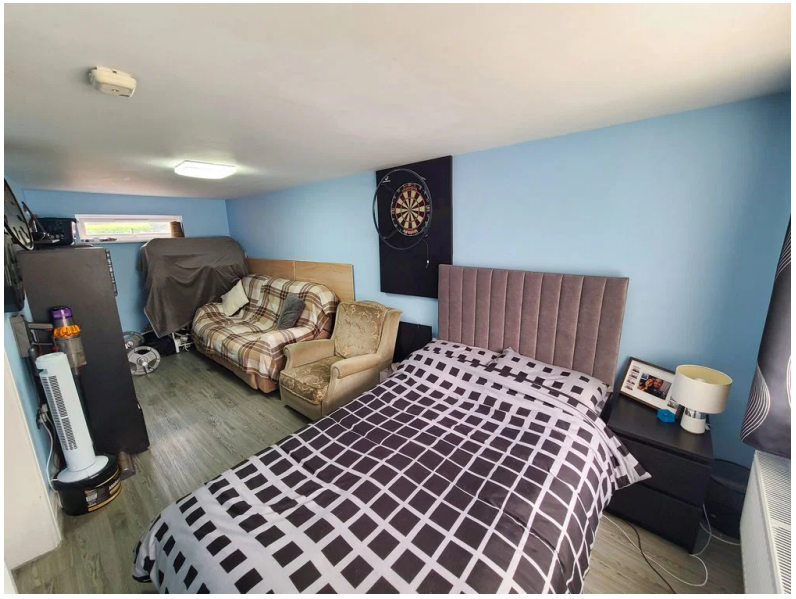
Hamwic Independent Estate Agents are delighted to offer for sale this substantial and characterful four/five-bedroom semi-detached family home, conveniently positioned within easy reach of Totton town centre, local amenities, schools and excellent transport links. Offering deceptively spacious accommodation arranged over three floors, the property combines attractive period features with contemporary styling and benefits from a spacious lounge, impressive open-plan family room and modern kitchen-dining room, utility room, modern cloakroom, versatile additional reception room/bedroom five, modern family bathroom and a generous rear garden extending to approximately 95ft in length. An internal viewing is highly recommended to fully appreciate the size, flexibility and presentation of this wonderful family home.

Additional Information
Construction: Brick Under Tiled Roof
Utilities: Mains Water, Mains Electric, Gas Central Heating
Council Tax Band: C













Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented and extended family home, occupying a convenient position within Totton.

Offering flexible and versatile accommodation arranged over three floors, the property features four/five bedrooms, multiple reception areas, an impressive open-plan kitchen-dining space, modern cloakroom and bathroom facilities, together with a generous rear garden extending to approximately 95ft.

The property is approached via a tarmac driveway providing off-road parking, with an enclosed frontage and attractive entrance porch leading into a spacious welcoming hallway.

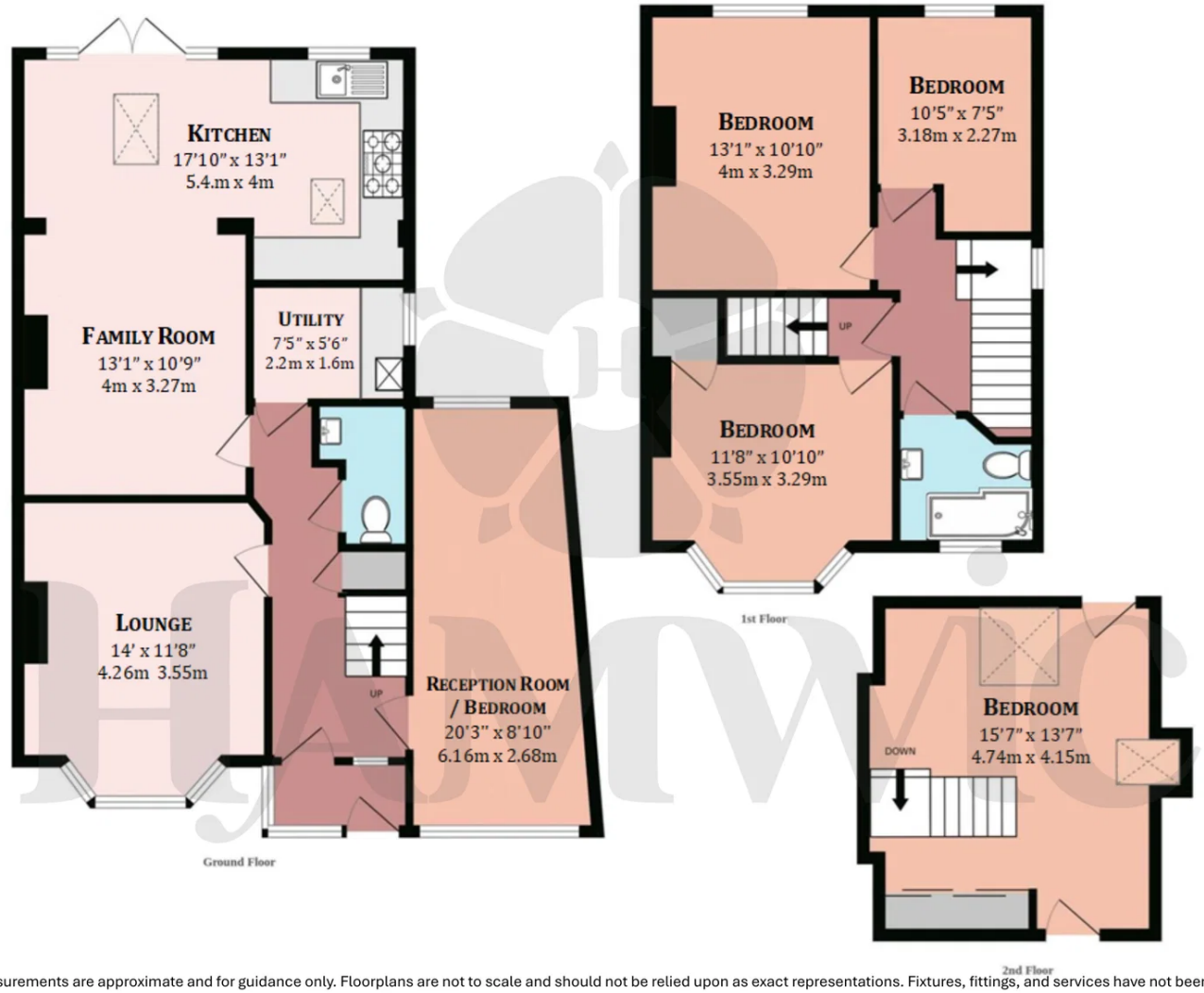
The ground floor offers excellent family living accommodation, including a comfortable front aspect lounge with bay window and feature fireplace, a versatile family room which opens seamlessly into the stunning kitchen-dining area, and a useful utility room.

The contemporary kitchen is fitted with a range of modern units and integrated appliances, whilst vaulted ceilings and Velux windows flood the space with natural light. French doors provide direct access to the rear garden. A further reception room offers flexibility as a fifth bedroom, home office, playroom or guest accommodation.

To the first floor are three well-proportioned bedrooms together with a modern family bathroom. A staircase rises to the converted loft accommodation, creating an impressive second-floor bedroom ideal as a principal suite, teenager's retreat or guest room, complete with Velux windows and useful eaves storage.

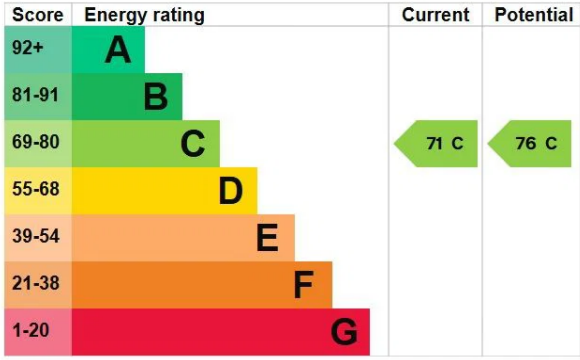
Externally, the rear garden is a particular feature of the property, extending to approximately 95ft. Predominantly laid to lawn with patio seating area, mature planting and established boundaries, the garden provides excellent outdoor space for families, entertaining and recreation. A substantial timber storage shed offers additional practicality.

Location - Situated on the ever-popular Salisbury Road, the property enjoys easy access to Totton town centre, local schools, supermarkets, healthcare facilities, leisure amenities and Totton railway station. Excellent transport links to Southampton, the M27 motorway network and the New Forest National Park make this an ideal location for families and commuters alike.









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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