



Calmore Gardens, Totton
Southampton

£325,000

Property Type: Detached Bungalow

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Two Bedroom Detached Bungalow
- Vacant Possession And No Forward Chain
- Spacious Dual-Aspect Lounge And Dining Room
- Modern Walk-In Shower Room
- Useful Garden-Facing Conservatory
- Generous Enclosed Rear Garden
- Off-Road Driveway Parking
- Double Glazed Windows
- Gas Central Heating
- Convenient Central Totton Location

Hamwic Independent Estate Agents are delighted to offer for sale this well-proportioned two-bedroom detached bungalow, conveniently positioned within central Totton and offered with the significant advantage of no forward chain.

The property provides comfortable single-storey accommodation with a spacious dual-aspect lounge/dining room, fitted kitchen, modern shower room, two bedrooms and a conservatory overlooking the rear garden. Outside, there is off-road driveway parking to the front and a generous enclosed rear garden offering a combination of decking, patio, lawn and established planting.

Further benefits include double glazed windows and gas central heating, whilst the central location provides excellent access to local shops, leisure facilities and major road, bus and rail connections.

Construction & Services
Brick Under Tiled Roof
Mains Water
Mains Electric
Gas Central Heating
Double Glazed Windows
Council Tax Band C - New Forest District Council
Freehold





The property is approached via a block-paved driveway, with the remainder of the frontage arranged with paved areas and enclosed by a low-level brick wall with decorative iron gate. A pathway leads to the enclosed entrance porch, which benefits from double glazed side windows, tiled flooring and a further door into the inner hallway.

The hallway provides access to the majority of the accommodation and includes a radiator, textured ceiling and access to the loft.

Bedroom One is positioned towards the front and offers a comfortable double bedroom with fitted carpet, radiator and double glazed front aspect window. A built-in wardrobe provides useful storage, whilst an ornamental fireplace adds a touch of character.

The shower room has been updated with a modern suite comprising a generous walk-in shower enclosure with mixer shower, low-level WC and wash hand basin. Further features include tiled flooring, a heated towel rail, smooth ceiling and double glazed rear aspect window.

Positioned at the rear, the kitchen is fitted with a practical range of base and eye-level units complemented by work surfaces and part-tiled surrounds. Appliances include an electric hob with fan oven beneath, whilst there is space for a fridge/freezer and washing machine. The wall-mounted gas boiler is positioned at eye level. Further features include laminate flooring, radiator and a double glazed window overlooking the conservatory.

The lounge/dining room is a particularly versatile reception space and benefits from a dual-aspect arrangement. A double glazed front window provides natural light to the living area, which is finished with fitted carpet and a textured ceiling, whilst the adjoining dining area is naturally defined with laminate flooring, radiator and a double glazed rear aspect window. A glazed door leads directly into the conservatory.

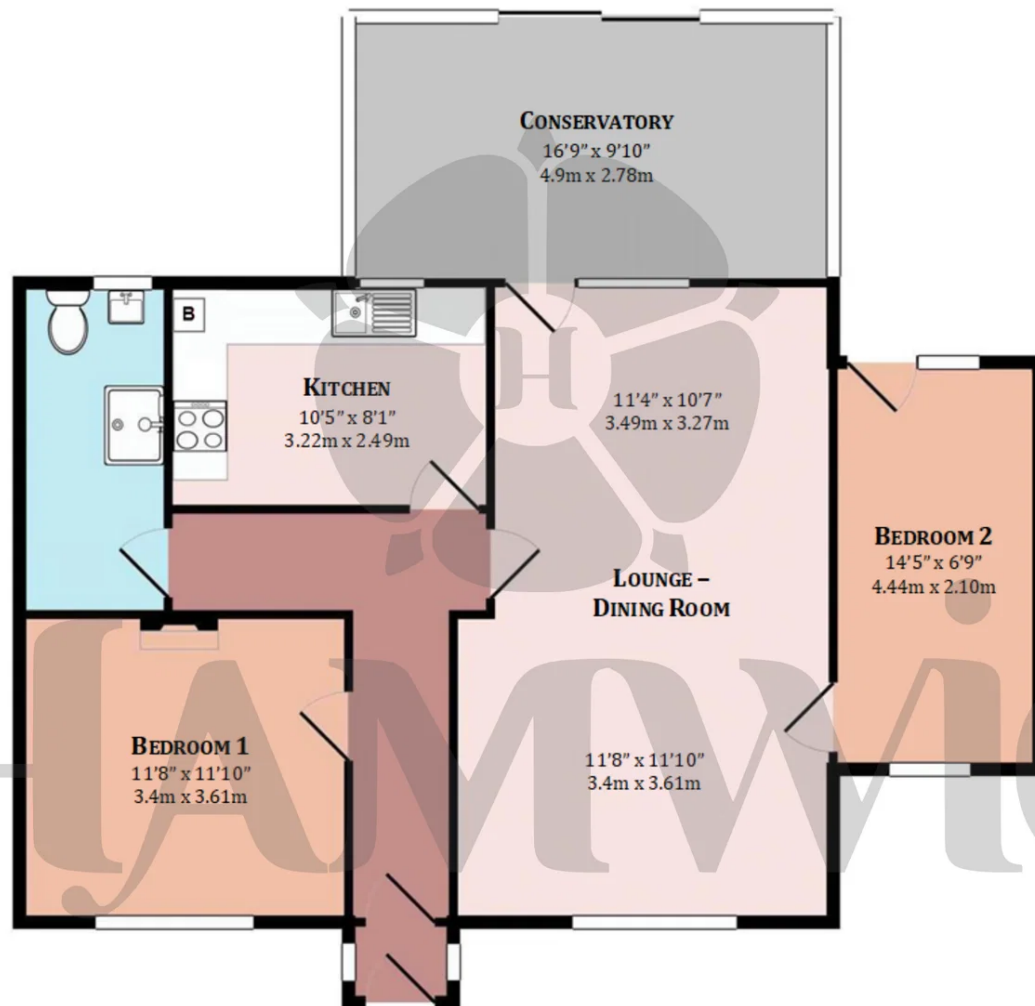
Bedroom Two is accessed from the lounge and again enjoys a bright dual-aspect arrangement, with double glazed windows to both the front and rear. The room features fitted carpet, radiator and smooth ceiling, together with a pedestrian door opening directly onto the rear garden.

The conservatory provides a useful additional reception area and enjoys views across the rear garden. Constructed with a brick base, double glazed windows to the side and rear and a polycarbonate roof, the room also benefits from vinyl flooring, wall lighting and fitted power. Double glazed sliding doors open onto the garden.

Outside, the rear garden is a particularly appealing feature, offering generous proportions and several distinct areas for relaxing and entertaining. A decked area immediately adjoins the property, while a paved patio to the side is enclosed by a low-level brick wall. The main garden is predominantly laid to lawn and complemented by raised flower beds, with timber fencing defining the boundaries. Further features include an outside water tap and timber garden shed.

Tenure: Freehold / **Council Tax Band:** C





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/>

