



 **HAMWIC**  
Independent Estate Agents

Jessica Crescent, Totton, SO40  
Southampton

£440,000

Property Type: Detached House

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

*Hamwic Independent Estate Agents are delighted to offer this attractive three-bedroom detached family home, situated in the sought-after Hazel Farm estate on the western edge of Totton. The property features two reception rooms, a modern kitchen/breakfast room, conservatory, and an en-suite to the main bedroom. Recently updated with new carpets throughout and an improved converted garage/reception room with mains radiator, this home also enjoys an enclosed rear garden.*

- Three Bedroom Detached Family Home
- Popular Hazel Farm Residential Location
- Spacious Lounge With Bay Window
- Modern Kitchen/Breakfast Room
- Modern Family Bathroom
- Glazed Conservatory
- Converted Garage Providing Second Reception Room / Additional Bedroom
- Newly Fitted Carpets To Lounge, Bedrooms & Reception Room
- Main Bedroom With En-Suite Shower Room
- Off Road Parking & Enclosed Rear Garden

*Property Information*

*Construction: Brick Under Tiled Roof  
Services: Mains Water, Mains Electricity, Gas  
Central Heating  
Council Tax Band: D*

*Disclaimer - These particulars are intended as a guide only and do not constitute an offer or contract. All measurements are approximate and should be independently verified by prospective purchasers. Services, systems and appliances have not been tested and no guarantee of their working order can be provided.*





### Accommodation Overview

A storm porch opens into an entrance hall, with stairs rising to the first floor and access through to the main living space.

The living room is a bright and comfortable space, featuring a front-facing bay window and newly fitted carpet, creating a warm and inviting atmosphere for everyday family living.

To the rear, the modern kitchen/breakfast room is fitted with a range of units and integrated appliances, offering excellent workspace and a practical layout for busy households. The kitchen flows nicely into the conservatory, providing an additional reception area overlooking the garden.

A real highlight is the second reception room, formerly the garage. This versatile room is ideal as a dining room, home office, playroom or even a ground floor bedroom, now improved further with new carpeting and a mains radiator.

A convenient cloakroom completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms.

The main bedroom benefits from built-in wardrobe space and a stylish modern en-suite shower room.

Bedroom two is a particularly generous double room with dual aspect windows, while bedroom three provides an excellent child's room, guest room or study.

The family bathroom is fitted with a modern white suite including a shower over bath, complemented by tiled walls and flooring.

The loft is accessed via a fitted ladder and is part boarded with lighting, providing useful storage.

### Outside

To the front, the property offers off-road parking and side access leading to the rear garden.

The rear garden is enclosed and mainly laid to lawn with a patio seating area, outside tap, and the addition of a raised decking area to the side, perfect for summer dining and relaxing.

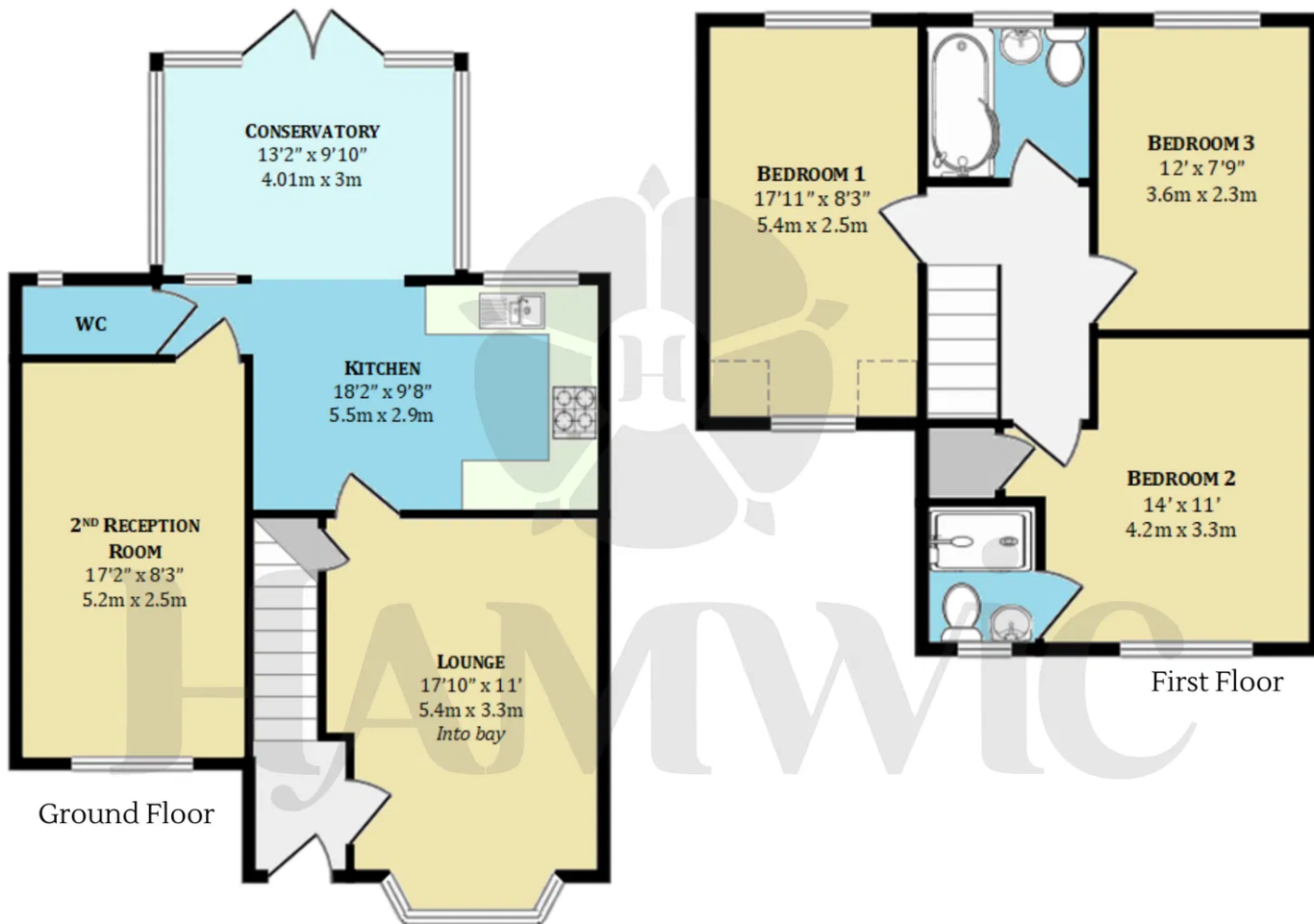
*Location - Jessica Crescent is ideally positioned within Hazel Farm, a well-regarded residential area of Totton. Totton town centre provides a range of shops, cafés and supermarkets, while excellent transport links connect to Southampton, the M27 motorway network, and the New Forest National Park, making this an ideal home for families and commuters alike.*

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**Tenure:** Freehold

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Hamwic Estate Agents

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