



Pentridge Way, Ashurst Bridge, SO40
Totton

£325,000

Property Type: Semi Detached House

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

Hamwic Independent Estate Agents are delighted to present this well-presented and attractively positioned 3 bedroom semi-detached home, located in the ever-popular Ashurst Bridge area on the western edge of Totton. Offering modern accommodation, a refitted bathroom, landscaped low-maintenance garden and an attached brick-built garage, this home is ideal for first-time buyers, young families, or anyone seeking a tidy, well-kept property in a desirable residential setting. The vendor is suited, adding further appeal for a smooth and efficient move.



- Well-Presented Semi-Detached Home
- Spacious Lounge Overlooking Rear Garden
- Refitted Modern Bathroom
- Attractive Low-Maintenance Garden
- Off Road Parking / Brick-Built Garage With Power & Lighting
- Vendor Suited
- Private & Enclosed Rear Garden
- Sought After Location

Location - Pentridge Way is situated within the highly regarded Ashurst Bridge area — a well-established residential location perfectly positioned between Totton and the New Forest. The property benefits from good access to local amenities, reputable schools, woodland walks and convenient transport links including Totton railway station and major road networks. This blend of convenience and setting makes it an excellent choice for commuters and families alike.





Front & Approach - The property is approached via a private driveway providing off-road parking in front of the garage, lawned section to the side, pathway with pedestrian gate leading to the rear garden. A storm porch with courtesy lighting shelters the obscure double-glazed front door, which opens into a welcoming hallway. The hallway provides access to the kitchen and lounge, with stairs rising to the first floor. Carpet is fitted offering a warm and inviting entrance to the remainder of the property.

Ground Floor Accommodation

Kitchen - Positioned at the front of the home, the kitchen offers a clean, functional layout with fitted units, roll-edge work surfaces and tiled splashbacks. A double-glazed window overlooks the driveway, providing good natural light. There is space for a gas cooker and electric oven, with space and plumbing available for a washing machine, dishwasher and standing fridge/freezer. The kitchen is finished with practical vinyl flooring.

Lounge - Situated at the rear, the lounge provides a comfortable and inviting living space, enjoying attractive views across the well-maintained garden. A feature fireplace with tiled hearth creates a focal point, while the under-stairs cupboard offers useful storage. A double-glazed window with double glazed patio doors spans the rear elevation, enhancing the room with natural light and allowing direct access to the garden.

First Floor - The landing benefits from a side aspect window, allowing light into the centre of the home. The loft has the benefit of a ladder, power and lighting fitted, boarded and the gas combi boiler is located within.

Bedroom One - Overlooking the rear garden, this main bedroom features a built-in wardrobe, radiator and double-glazed window.

Bedroom Two - Situated at the front, this double bedroom enjoys a charming box bay window which enhances the feeling of space and character. Radiator and double-glazed window fitted.

Bedroom Three - Positioned at the rear, ideal as a single bedroom, nursery, dressing room or home office.

Bathroom - Refitted, the family bathroom comprises a white suite including enclosed bath with electric shower above, low-level WC and wash basin. Finished with tiled flooring, part tiled splashbacks, heated towel rail, obscure double-glazed window and extractor fan.

Rear Garden - The rear garden has been attractively landscaped and designed for low maintenance. A paved patio area extends from the back of the property, ideal for seating or outdoor dining. The garden continues with a neat lawn, enclosed with timber fencing for privacy. A personal door gives direct access into the garage, and there is gated side access leading to the front. An outside tap is also installed.

Garage - A brick-built single garage with pitched and tiled roof, fitted with power, lighting and an up-and-over front door. This provides excellent storage, workshop potential or secure parking.

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.

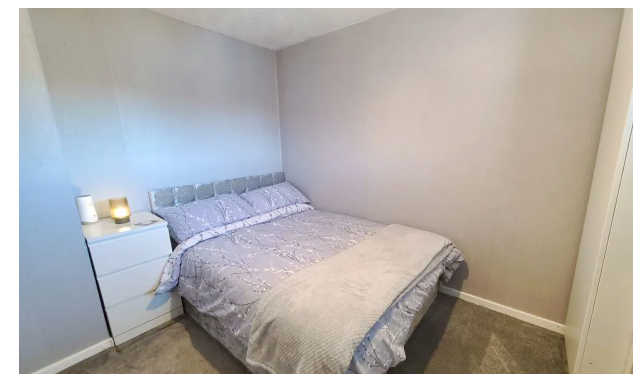
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