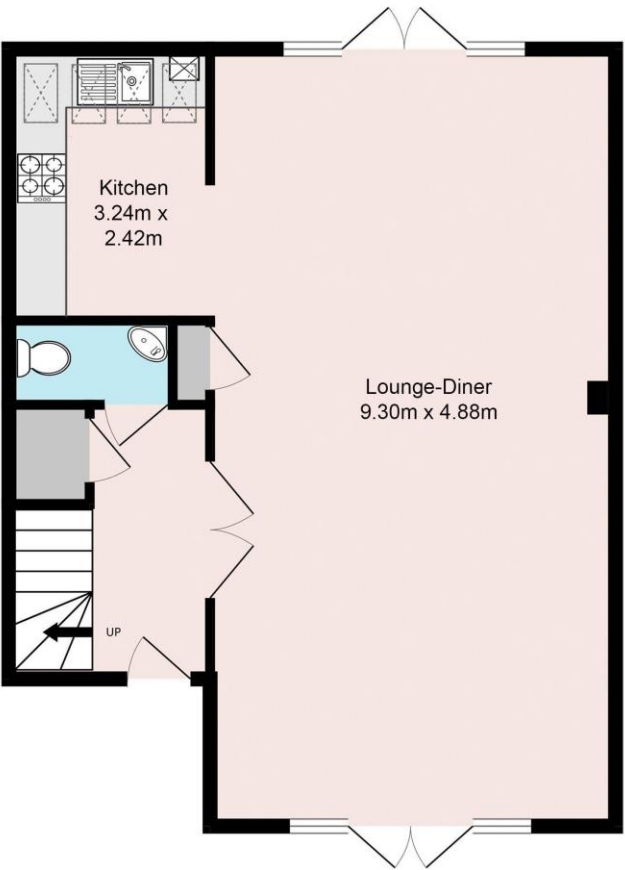


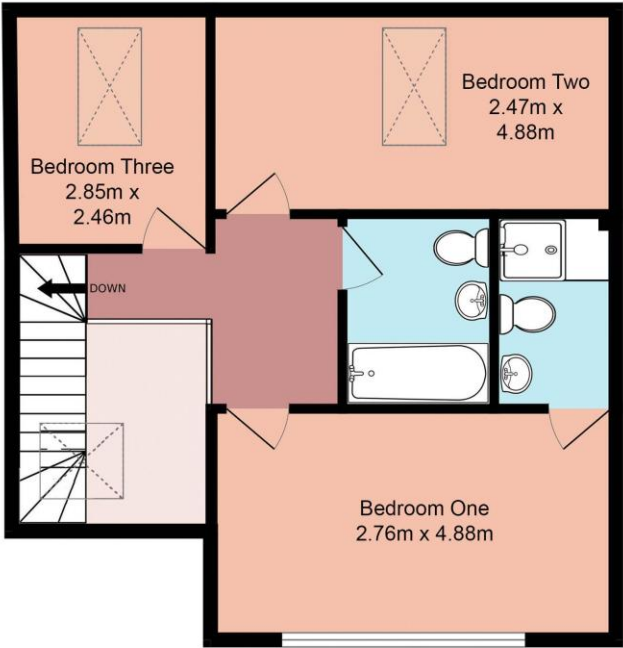


4, Corylus Court, Totton, SO40 8AE
£369,950

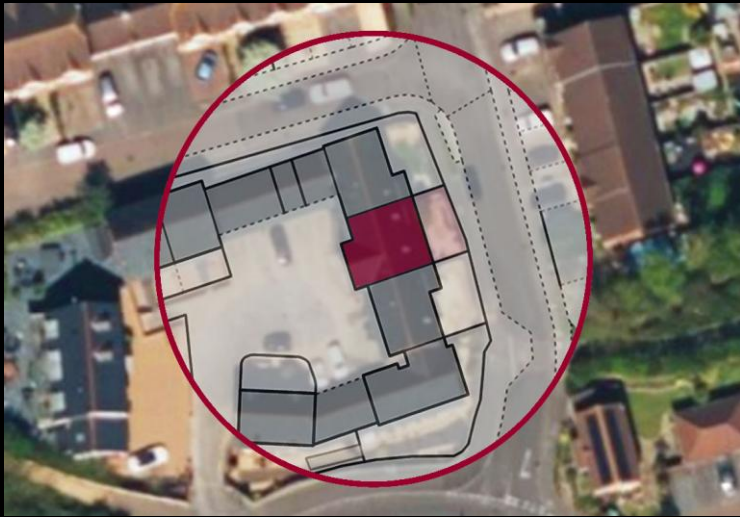
brantons



Ground Floor
63.4 sq.m. approx.



1st Floor
51.7 sq.m. approx.



Accommodation	
Lounge-Diner - 30' 6" x 16' 0" (9.30m x 4.88m)	Bedroom Two - 8' 1" x 16' 0" (2.47m x 4.88m)
Kitchen - 10' 8" x 7' 11" (3.24m x 2.42m)	Bedroom Three - 9' 4" x 8' 1" (2.85m x 2.46m)
Downstairs W.C - 3' 1" x 6' 7" (0.95m x 2.00m)	Bathroom - 7' 5" x 5' 11" (2.27m x 1.81m)
Bedroom One - 9' 1" x 16' 0" (2.76m x 4.88m)	Carport - 17' 11" x 8' 10" (5.46m x 2.68m)
En-suite - 7' 7" x 4' 10" (2.30m x 1.47m)	-

Property
An exciting opportunity arises to purchase this modern yet characterful terraced family home situated within a small exclusive gated development in the highly regarded area of Hazel Farm. This well-proportioned three-bedroom house offers spacious and versatile accommodation arranged over two floors, with a particularly impressive open-plan lounge-diner measuring approximately 9.30m x 4.88m. The ground floor also benefits from a kitchen with partially vaulted ceiling, and convenient cloakroom accessed via the hall. Upstairs, there are three bedrooms, including a generous main bedroom with large feature window and luxury use of an en-suite shower room. There are two further bedrooms and a family bathroom. The layout provides excellent flexibility for modern family living, with the substantial lounge-diner offering plenty of space for both comfortable seating and a dining area. To the rear of the property is a low maintenance private rear garden and to the front there is also a carport with storage shed. The property would make an ideal family home, combining well-sized accommodation with a practical layout and excellent entertaining space. To fully appreciate the location and accommodation on offer, an early viewing will be essential.

Features
- Characterful Terraced House - Three Double Bedrooms with Defining Master - Spacious Lounge-Diner 30ft in Length - Kitchen with Partially Valuted Ceiling - Downstairs W.C - Family Bathroom - Luxury En-suite To Master - Two Parking Spaces With Carport - Low Maintenance 'Lifestyle' Garden - Small Exclusive Courtyard Style Development

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.9 miles
Council Tax Band: D	Southampton Airport: 9.9 miles
Tenure Type: Freehold	Southampton City Centre: 5.7 miles
School Catchments	New Forest Park Boundary: 1.0 miles
Infant: Calmore	Train Stations
Junior: Calmore	Ashurst: 3.8 miles
Senior: Testwood	Totton: 2.1 miles

Directions
1) From our office head west on Water Lane. 2) At the main junction turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the second right onto Garland Way. 5) Turn left onto Oleander Drive. 6) Take the second right into Corylus Court.

Energy Performance
Energy performance certificate (EPC) 4, Corylus Court Totton SOUTHAMPTON SO40 9AE Energy rating C Valid until: 8 February 2030 Certificate number: 8570-6422-7210-1068-2202 Property type Mid-terrace house Total floor area 134 square metres
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).
Energy rating and score This property's energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency. Score Energy rating Current Potential 92+ A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G 76 C 85 B The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

