



Silvers Wood, Calmore, SO40 2SZ  
Southampton

£350,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

*Hamwic Independent Estate Agents are delighted to offer for sale this well presented and updated three bedroom semi-detached house, positioned within the popular Calmore residential estate. Benefiting from a modern open plan kitchen-dining room, upgraded conservatory with insulated roof, modern bathroom, landscaped rear garden, and a detached gym/studio outbuilding. Further features include double glazed windows, gas central heating, and off road parking, making this an ideal opportunity for first time buyers or families seeking a home ready to move into.*

- Three Bedroom Semi-Detached House
- Open Plan Modern Kitchen-Dining Room
- Attractive Fully Glazed and Enclosed Conservatory
- Modern Family Bathroom
- Landscaped Rear Garden
- Detached Gym / Studio Outbuilding
- Off Road Parking For Multiple Vehicles
- Open Plan Ground Floor Layout
- Double Glazed Windows
- Gas Central Heating

*Location - Silvers Wood is situated within the popular Calmore residential estate, a well established area favoured by both families and first time buyers due to its convenient access to local amenities. Nearby buyers will benefit from local shops, schools, bus routes, and green spaces, together with easy access into Totton town centre and onward routes towards Southampton and surrounding areas. The location offers a practical balance of residential living with everyday convenience, making it a consistently popular choice for a wide range of buyers.*

**Tenure: Freehold**

**Council Tax Band: C**





### **Front Aspect & Entrance**

The property is approached via an open frontage with a driveway providing off road parking for two vehicles. Double wooden gates to the side provide access through to additional hardstanding and the rear garden.

An entrance porch with obscure double glazed windows to the front and side aspects, together with inset spotlights, leads through to a refitted glazed internal door opening into the main accommodation. The entrance hall provides access to the first floor via staircase with double oak doors opening directly into the main living space.

**Lounge** - Positioned to the front of the property, the lounge is a comfortable and well presented reception room featuring a double glazed front aspect window, two radiators, and an attractive chimney breast with wall mounted electric fire with wooden mantle above, providing a focal point to the room. A useful understairs storage cupboard is also positioned here.

### **Kitchen-Dining Room**

The kitchen-dining room has been updated and offers a modern and practical layout. Fitted with work surfaces incorporating a range of units and drawers to the base level, with matching eye level cupboards, the kitchen provides ample storage and preparation space. Key features include a ceramic sink with mixer tap, space for a range cooker, space and plumbing for a washing machine, space for a wine cooler, and space for a fridge/freezer. A breakfast bar provides a useful informal dining or seating area.

Further benefits include a rear aspect double glazed window, side access door, wall lighting points, radiator, and engineered laminate flooring which continues through into the conservatory, creating a smart and cohesive finish.

### **Conservatory / Garden Room**

The conservatory features an insulated enclosed roof with smooth ceiling and inset downlights, transforming the space into a far more usable year-round room. Retaining sections of glazed windows to the sides and rear allows for natural light, whilst power and pendant lighting are fitted, making this a highly versatile additional reception area with direct access out to the garden.

### **First Floor Accommodation**

The first floor landing benefits from a side aspect double glazed window and provides access to the loft space, which is part boarded with power and lighting fitted.

### **Bedroom One**

A well proportioned principal bedroom positioned to the front, benefiting from a double glazed window, radiator, carpet and built in wardrobes.

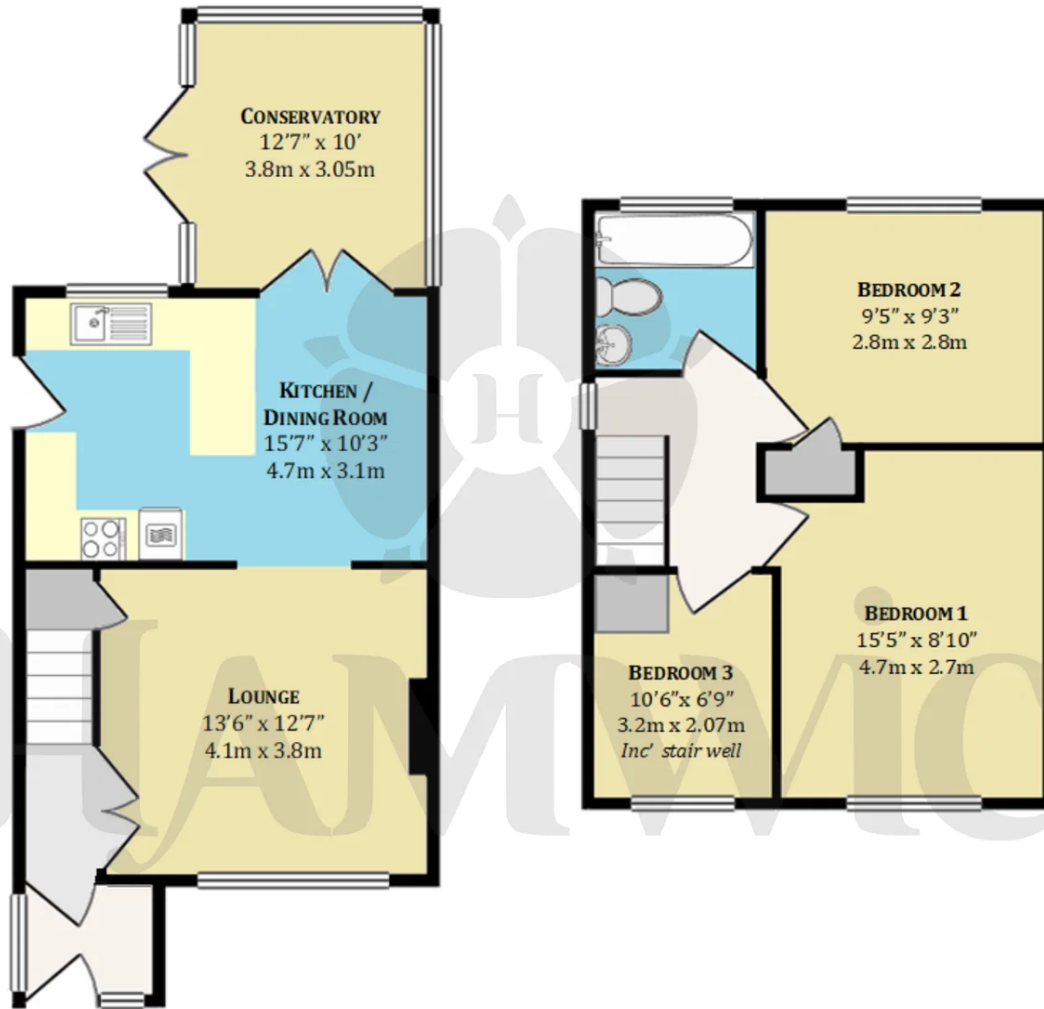
### **Bedroom Two**

A comfortable second bedroom overlooking the rear garden, with double glazed window, radiator, and access to the airing cupboard housing the hot water tank.

### **Bedroom Three**

A practical third bedroom positioned to the front, with double glazed window, radiator, and enclosed stairwell with storage recess, making it ideal as a child's room, home office, or nursery.





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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