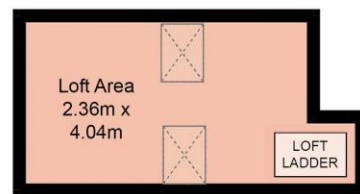


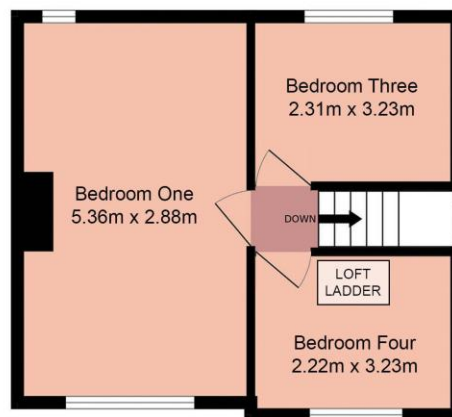


44, Causeway Crescent, Totton, SO40 3AX  
£350,000

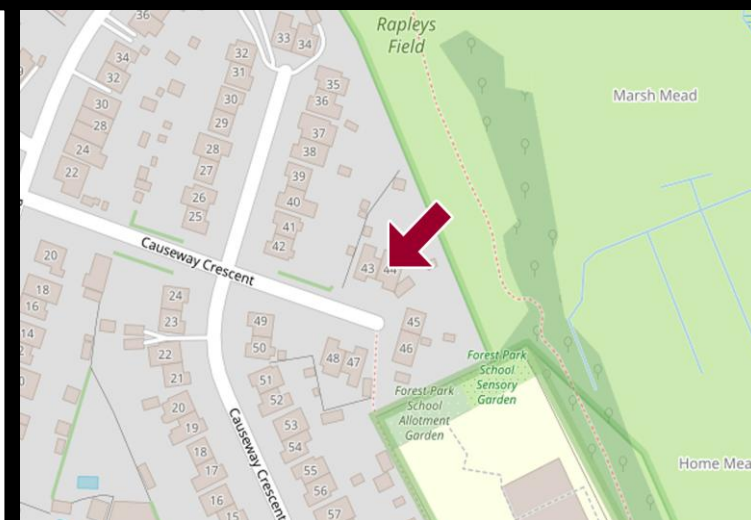
**brantons**



2nd Floor  
10.3 sq.m. approx.



1st Floor  
31.8 sq.m. approx.



## Accommodation

**Lounge** - 13' 9" x 10' 6" (4.18m x 3.21m)  
**Kitchen-Diner** - 20' 8" x 9' 3" (6.30m x 2.83m)  
**Bathroom** - 9' 0" x 5' 9" (2.74m x 1.76m)  
**Bedroom Two** - 8' 11" x 9' 7" (2.71m x 2.91m)  
**Walk in Wardrobe** - 3' 7" x 9' 7" (1.08m x 2.91m)

**Bedroom One** - 17' 7" x 9' 5" (5.36m x 2.88m)  
**Bedroom Three** - 7' 7" x 10' 7" (2.31m x 3.23m)  
**Bedroom Four** - 7' 3" x 10' 7" (2.22m x 3.23m)  
**Loft Area** - 7' 9" x 13' 3" (2.36m x 4.04m)  
**Workshop** - 19' 9" x 10' 1" (6.02m x 3.07m)

## Property

Brantons Independent Estate Agents are delighted to offer for sale this spacious and versatile family semi detached home situated in an enviable corner position within a popular residential cul-de-sac in Totton. The accommodation offers flexible living space ideally suited to modern family life. The ground floor is comprised a welcoming entrance hall leading to a generous lounge with feature fireplace, a fitted kitchen extending over 20ft in length, and a ground floor bathroom. In addition, there is a useful ground floor bedroom complete with large walk-in wardrobe, offering excellent flexibility for guests, multi-generational living, or home working requirements. The first floor provides three further bedrooms, including an impressive size master bedroom spanning the depth of the property, while the second floor benefits from a useful loft area with Velux style windows, and accessed via loft ladder, providing additional storage or hobby space. Externally, the property enjoys the advantage of a workshop with ample storage. There is driveway parking to the front and at the rear, a private enclosed garden backing on to the Lower Test Nature Reserve. The garden is largely laid to lawn with an expansive patio seating area. Conveniently positioned within easy reach of local amenities, reputable schools, transport links, and the New Forest National Park, this home presents an excellent opportunity for growing families and buyers seeking versatile accommodation. An internal viewing is strongly recommended to fully appreciate the space and potential on offer.

## Features

- Semi Detached Family Home in Envidable Tucked Away Position
- Four Bedrooms
- Lounge with Feature Fireplace
- Kitchen-Diner with French Patio Doors
- Family Bathroom
- Loft Area with Velux Style Windows, Carpet, Power & Lighting
- Driveway Parking
- Private Enclosed Rear Garden with Patio Seating Area
- Backing onto the Lower Test Nature Reserve
- Convenient Residential Location

## Information

**Local Authority:** New Forest District Council  
**Council Tax Band:** C  
**Tenure Type:** Freehold  
**School Catchments**  
Infant: Lydlynch  
Junior: Abbotswood  
Senior: Testwood

## Distances

**Motorway:** 1.0 miles  
**Southampton Airport:** 8.4 miles  
**Southampton City Centre:** 4.2 miles  
**New Forest Park Boundary:** 2.2 miles  
**Train Stations**  
Ashurst: 3.7 miles  
Totton: 0.4 miles

## Directions

1) From our office head east on Salisbury Road/A36. 2) At the roundabout, take the first exit onto Library Road. 3) Continue onto Beaumont Road. 4) Turn left onto Compton Road. 5) Take the first right onto Causeway Crescent.

## Energy Performance

### Energy performance certificate (EPC)

44 Causeway Crescent Totton SOUTHAMPTON SO40 3AX	Energy rating <b>D</b>	Valid until: 18 May 2036 Certificate number: 9513-3062-0205-3006-6204
---	---------------------------	--

Property type	Semi-detached house
Total floor area	88 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be C.

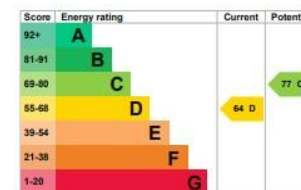
[See how to improve this property's energy efficiency.](#)

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



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

