



Hawkers Close, Totton, SO40 3GG
Southampton

£490,000

Property Type: Detached House

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Hamwic Independent Estate Agents are delighted to present this immaculately presented and thoughtfully extended 4-bedroom detached home, ideally located within the popular residential area of Totton, Hampshire. Offering a blend of modern style and family practicality, this home features a stunning refitted kitchen/dining space with bi-fold doors, landscaped rear garden, separate utility room, welcoming lounge, en-suite to the master bedroom, and much more.

- Immaculately Presented 4-Bedroom Detached Home
- Stylish Open-Plan Kitchen / Dining Room with Central Island and Integrated Appliances
- Bi-fold Doors Opening onto a Landscaped, sunny rear garden
- Master Bedroom with Refitted En-suite shower room
- Separate Utility Room with additional storage and work surfaces
- Spacious Family Lounge
- Off-road Parking plus garage converted to storage area
- Gas Central Heating & Double Glazing throughout

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Ground Floor

Approached via a neat lawned frontage with tarmac driveway to the side, the property provides ample off-road parking and access to the former garage, now reconfigured as a highly practical storage space. The side entrance leads into a welcoming hallway, finished with striking LVT herringbone flooring that immediately sets the tone. The hallway features a cloakroom/WC, useful storage cupboard, and stairs to the first floor.

The spacious lounge sits to the front aspect, featuring twin double glazed windows which allow for excellent natural light. The room is centred around a feature fireplace (the gas fire has been disconnected and will remain unused) and offers a comfortable and inviting living space.

At the heart of the home is the showpiece open-plan kitchen and dining room. An impressive, light-filled space perfectly suited for modern lifestyles. Recently refitted to a high standard, it showcases sleek grey cabinetry with soft marble-effect quartz worktops, a vertical double oven, induction hob, integrated fridge/freezer and dishwasher. A central island with matching quartz surface, handy power point, and seating space beneath pendant lighting creates both a practical workspace and a stylish social hub.

The herringbone flooring continues throughout, drawing the eye towards the bi-folding doors which span the rear wall and open directly onto the landscaped garden, effortlessly merging indoor and outdoor living. This versatile space easily accommodates a family dining table, making it an exceptional area for both everyday living and entertaining guests.

Completing the ground floor is a dedicated utility room, fitted with complementary cabinetry, worktops with space for laundry appliances, along with a rear aspect window.

First Floor

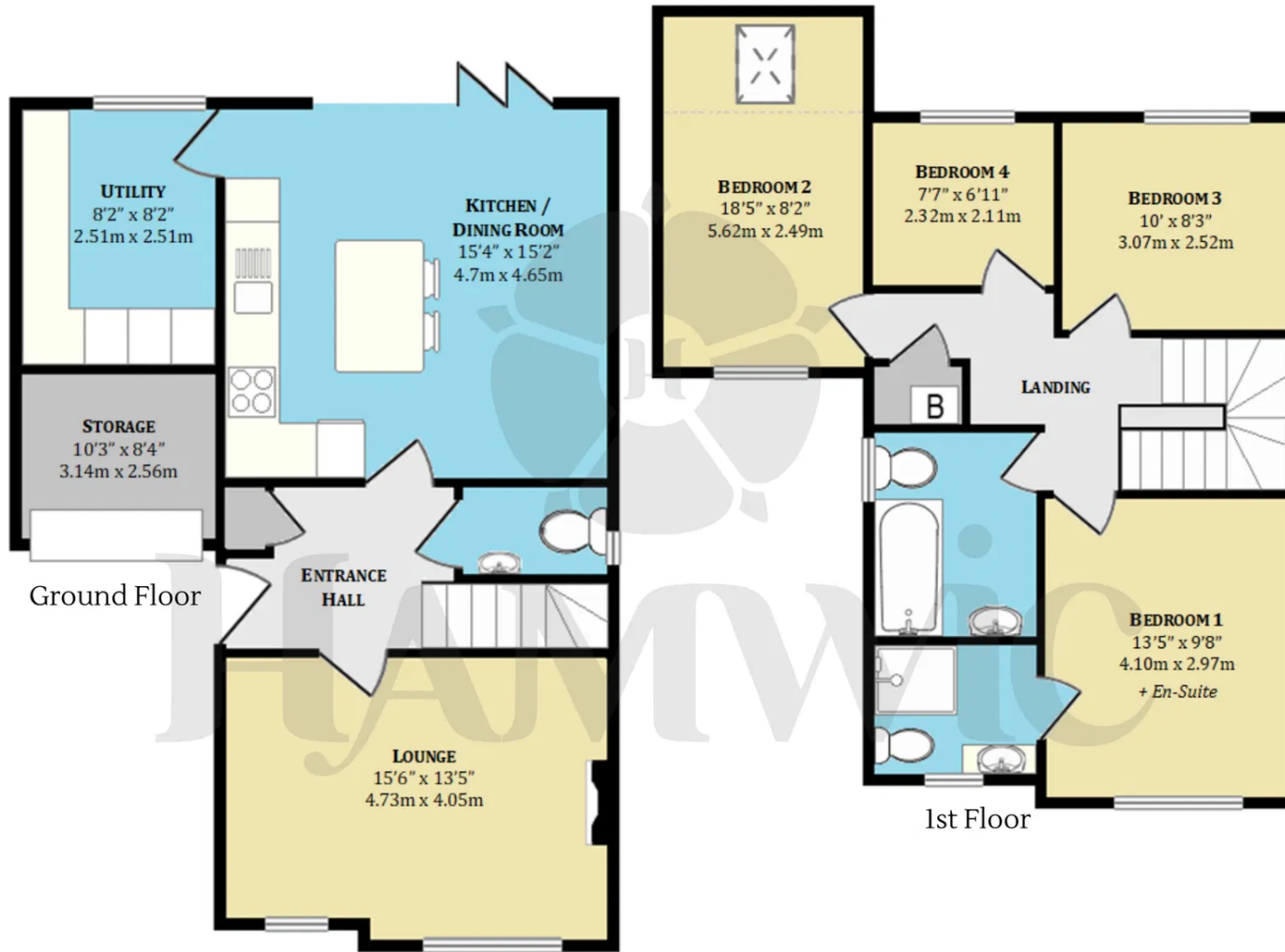
The first-floor landing, brightened by a side window, offers access to all bedrooms and includes an airing cupboard housing the modern gas combination boiler, as well as a part-boarded loft with lighting.

- Bedroom 1. A spacious and stylish double room positioned to the front, benefitting from a beautifully refitted en-suite shower room featuring a corner shower cubicle, contemporary wash basin, low-level WC, tiled surrounds and a heated towel rail.
- Bedroom 2. A generous double bedroom with sloping ceiling, Velux skylight to the rear and additional front-facing window, creating a charming and characterful space.
- Bedroom 3. A well-proportioned double bedroom with pleasant views over the rear garden.
- Bedroom 4. Currently arranged as a dressing room with quality engineered laminate flooring and rear aspect window.

The family bathroom offers excellent proportions and is the only space yet to be updated, providing an enclosed bath, wash basin and WC. An ideal opportunity for personalisation.

Tenure: Freehold





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