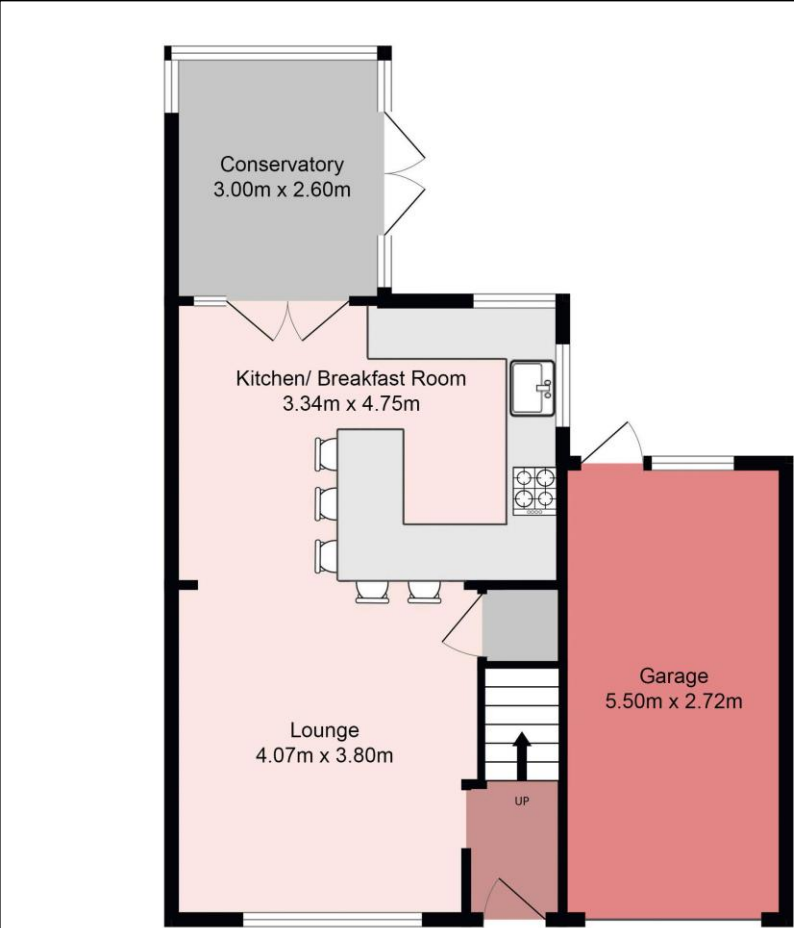


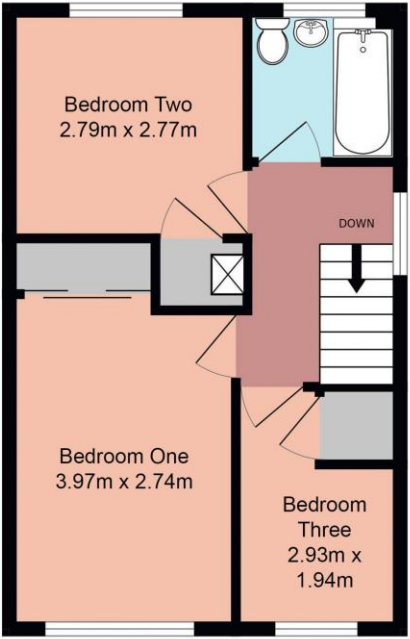


46, Alfred Close, Totton, SO40 8TD
£360,000

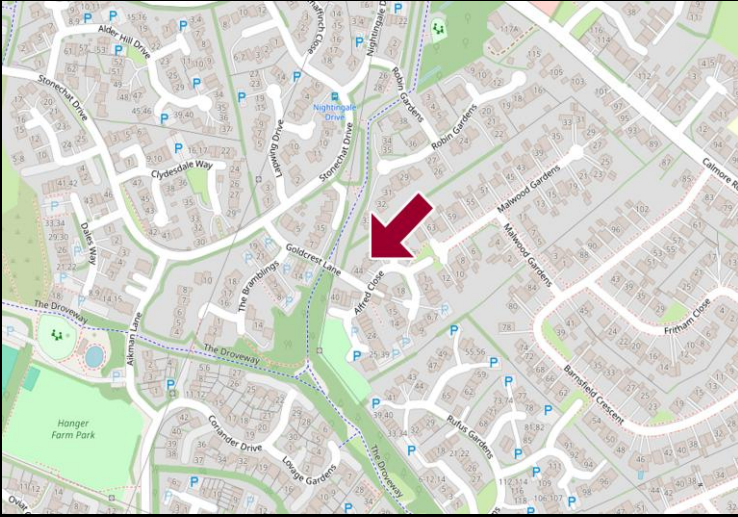
brantons



Ground Floor
58.8 sq.m. approx.



1st Floor
35.9 sq.m. approx.



Accommodation	
Lounge - 13' 4" x 12' 6" (4.07m x 3.80m)	Bedroom Three - 9' 7" x 6' 4" (2.93m x 1.94m) Max
Kitchen-Breakfast Room - 10' 11" x 15' 7" (3.34m x 4.75m)	Bathroom - 6' 1" x 6' 1" (1.85m x 1.85m)
Conservatory - 9' 10" x 8' 6" (3.00m x 2.60m)	Garage - 18' 1" x 8' 11" (5.50m x 2.72m)
Bedroom One - 13' 0" x 9' 0" (3.97m x 2.74m)	-
Bedroom Two - 9' 2" x 9' 1" (2.79m x 2.77m)	-

Property
Situated in a quiet cul-de-sac in West Totton, Brantons are pleased to present for sale this modern link semi-detached house. The ground floor features a welcoming lounge that open plan flows into a modern kitchen with wraparound breakfast bar providing a practical and sociable heart to the home. The kitchen offers a good range of fitted units and integrated appliances. Through French doors, there is also an adjoining conservatory that provides useful additional living space with views and access to the garden. Upstairs, there are three bedrooms, including a well-proportioned main bedroom, along with a contemporary fully tiled family bathroom. To the front, a low-maintenance shingle stone driveway provides off-road parking and enjoys a pleasant leafy outlook. The property also benefits from a garage, providing useful storage or additional parking with the potential for a variety of uses. The rear garden is a particularly attractive feature, being a good size and largely laid to lawn with a patio seating area, and a green backdrop creating a private and peaceful setting. Located within easy reach of West Totton's local amenities, schools and transport links, this is an appealing family home combining practical accommodation with attractive outside space and a quiet cul-de-sac position. An early viewing comes highly recommended to avoid any later disappointment.

Features
- Link Semi Detached Family Home - Three Bedrooms - Open Plan Lounge/ Living Area - Modern Kitchen with Wraparound Breakfast Bar - Conservatory - Contemporary Family Bathroom - Low Maintenance Driveway Parking - Garage with Thru Access - Private Rear Garden Laid to Lawn & Patio Seating - Highly Regarded Quiet Cul-de-sac Location

Information	Distances
Local Authority: New Forest District Council	Motorway: 2.5 miles
Council Tax Band: C	Southampton Airport: 10.2 miles
Tenure Type: Freehold	Southampton City Centre: 5.9 miles
School Catchments	New Forest Park Boundary: 0.7 miles
Infant: Hazel Wood Junior: Abbotswood Senior: Testwood	Train Stations Ashurst: 3.4 miles Totton: 2.0 miles

Directions
1) From our office head west on Water Lane. 2) At the end of the road, turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the first left onto Stonechat Drive. 5) Take the fourth left onto Goldcrest Lane. 6) At the end of the road turn right into Alfred Close.

Energy Performance
Energy performance certificate (EPC) 46, Alfred Close Totton SOUTHAMPTON SO40 8TD Energy rating C Valid until: 25 September 2027 Certificate number: 8505-8065-3429-3027-4133 Property type Semi-detached house Total floor area 71 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 71 C 87 B 55-68 D 39-54 E 21-38 F 1-20 G 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

