



Burley Close, Totton, SO40 8GA
Southampton

£500,000



Property Type: Detached Bungalow

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Situated within a sought-after West Totton cul-de-sac on the fringes of the New Forest, this well presented three bedroom detached bungalow offers a refitted modern kitchen, refitted bathroom and en-suite, landscaped gardens, garage, and driveway parking. Further benefits include double glazed windows, gas central heating, vacant possession, and no forward chain.



- Three Bedroom Detached Bungalow
- Built Circa 2000
- Sought-After West Totton Location
- Fringes Of The New Forest National Park
- Refitted Modern Kitchen
- Refitted Bathroom & En-Suite
- Landscaped Front & Rear Gardens
- Garage With Electric Roller Door
- Driveway Off Road Parking
- Vacant Possession & No Forward Chain

Hamwic Independent Estate Agents are delighted to offer for sale this well presented three bedroom detached bungalow, enviably positioned within the sought-after West Totton area, on the fringes of the New Forest National Park. Built circa 2000 and offered with vacant possession and no forward chain, this attractive bungalow benefits from a refitted modern kitchen, refitted family bathroom, refitted en-suite shower room, landscaped front and rear gardens, garage, and off road parking. Further benefits include double glazed windows and gas central heating, making this an excellent opportunity for buyers seeking well maintained, single-storey accommodation within a highly desirable residential setting.





The property is approached via an attractive open-plan frontage with areas of artificial turf, established flower bed borders, and a brick set driveway positioned to the side, providing off road parking and access to the garage. A side gate leads through to the rear garden, while a fully glazed entrance porch opens into the welcoming entrance hall.

The entrance hall offers access to the main accommodation and benefits from two useful storage cupboards, radiator, alarm control panel, and side aspect double glazed windows.

The lounge is a particularly bright and spacious reception room, enjoying a pleasant dual aspect with windows to the front and double glazed doors opening directly onto the rear garden. Further features include two radiators and a wall mounted electric fireplace.

The kitchen has been refitted in a modern style and is positioned to the front of the property. Fitted with a range of matching units and work surfaces, the kitchen includes an inset sink unit, integrated gas hob, electric oven, integrated washing machine, space for a fridge/freezer, and a concealed wall mounted gas combi boiler.

To the rear, bedroom three / dining room offers excellent flexibility and could suit a variety of uses including a formal dining room, home office, or additional bedroom.

Bedroom one is a comfortable double room overlooking the rear garden and benefits from built-in wardrobes, fitted drawers, and direct access into the refitted en-suite shower room.

Bedroom two is another well proportioned room positioned to the rear, ideal as a guest bedroom or further bedroom accommodation.

The family bathroom has also been refitted and is fitted with a modern suite comprising an enclosed bath, vanity unit with WC and wash hand basin, tiled walls, and radiator.

Externally, the rear garden has been landscaped for ease of maintenance, featuring a paved patio seating area, artificial turf, raised flower bed, and a useful wooden summer cabin positioned on a hardstanding area. Side access leads to the front, with a personal door opening into the garage.

The garage benefits from power, lighting, useful storage above, and an electric roller door, providing excellent practicality for storage, workshop use, or secure parking.

Additional Information

Tenure: Freehold

Approximate Build Date: Circa 2000

Construction: Brick Under Tiled Roof

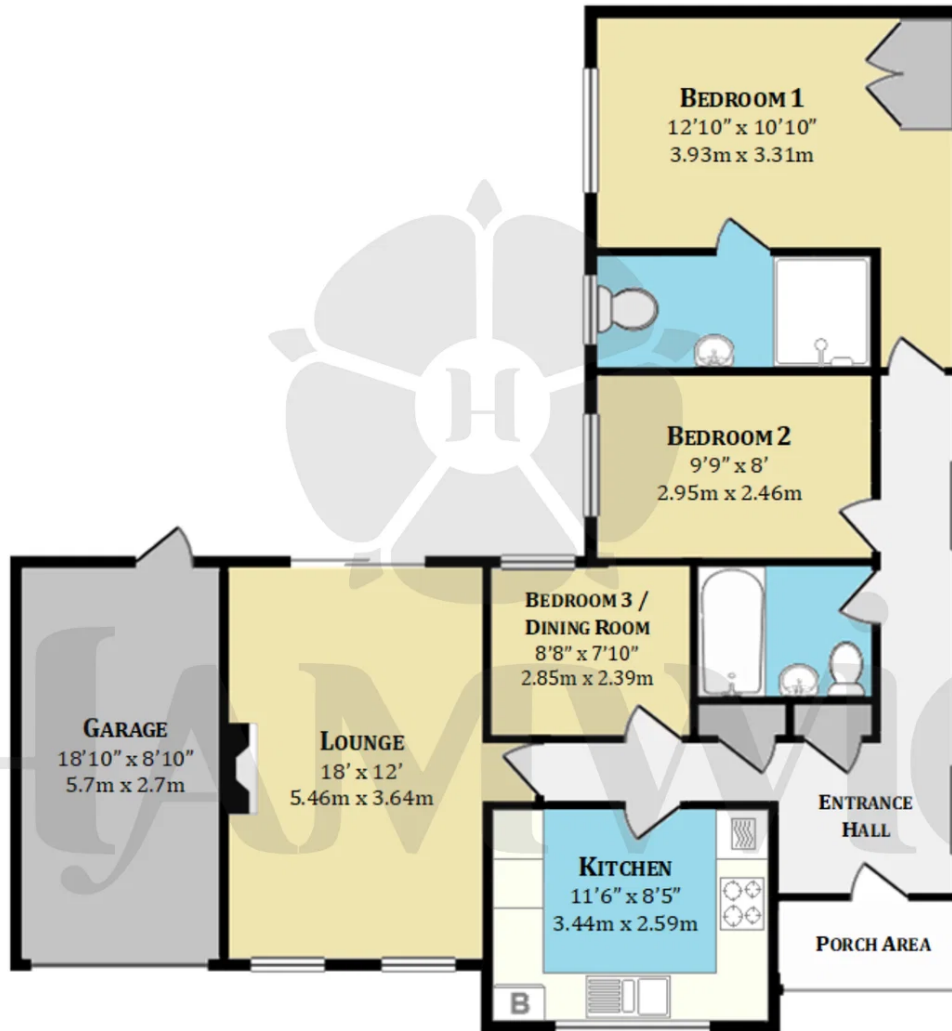
Utilities: Mains Water, Mains Electric, Gas Central Heating

Windows: Double Glazed

Council Tax Band: D

Parking: Driveway Off Road Parking & Garage

Sellers Position: Vacant Possession / No Forward Chain



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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