11 Brackley Way | £365,000

Totton, Southampton, SO40 3HP

Henshaw Fox

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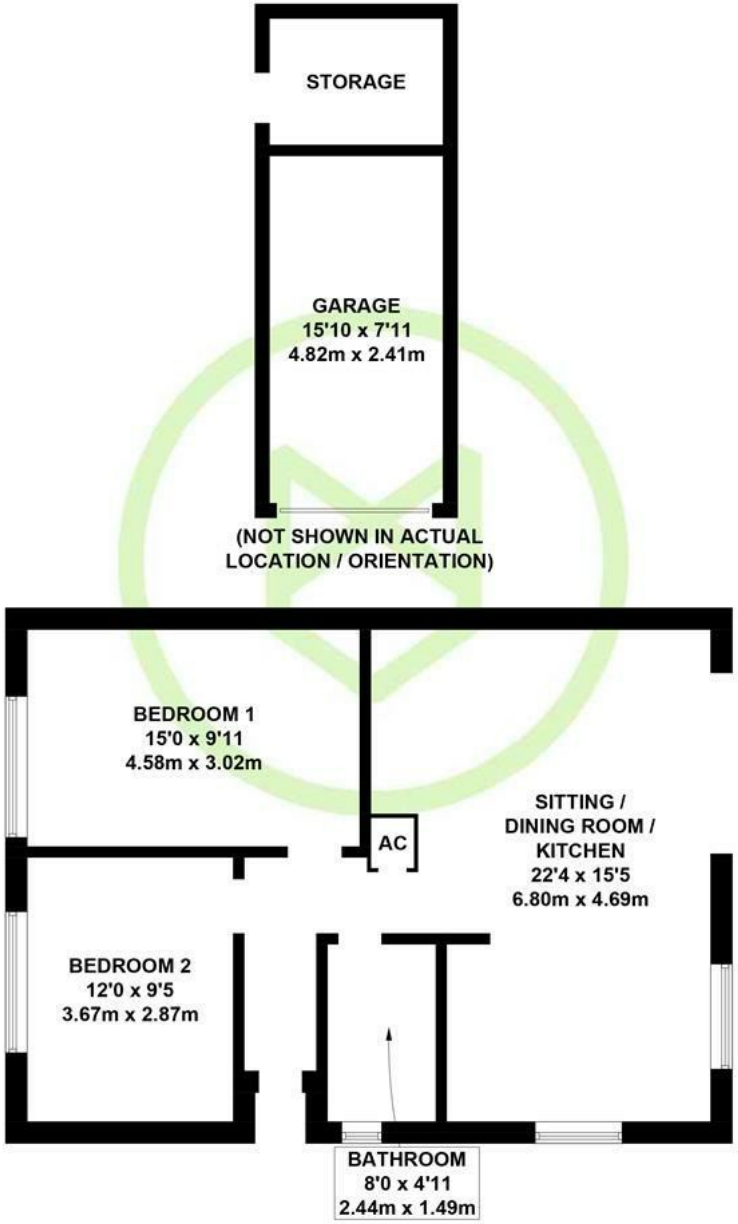

APPROXIMATE GROSS INTERNAL AREA = 681 SQ FT / 63.3 SQ M
GARAGE / STORAGE = 169 SQ FT / 15.7 SQ M
TOTAL = 850 SQ FT / 79.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1312574)

Summary

This stylish semi detached bungalow has been tastefully modernised and upgraded by the current owners and features an impressive open plan living area and kitchen. The modern kitchen boasts a range of integrated appliances as well as a central island with sliding doors out to a covered seating area and landscaped garden. The two double bedrooms are well proportioned and served by the family
bathroom. Ample off road parking is available with secure double gates offering additional parking with a timber clad single garage and store/kennel to the rear.

Features

- A fully refurbished and upgraded semi detached bungalow
- Re-wired and re-plumbed with new windows and doors
- Two generous double bedrooms
- Modern family bathroom
- Impressive open plan living area and kitchen
- Stylish fitted kitchen with central island
- Range of integrated appliances and butlers sink
- Ample off road parking and timber clad single garage
- Landscaped rear garden with covered seating area

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Accommodation
A storm porch and recessed composite front door opens into the welcoming entrance hall fitted with quality oak effect flooring which complements the crisp neutral decor. A useful cloaks cupboard provides space for coats and shoes. The two double bedrooms are both light and spacious with bedroom one featuring a panelled wall. The modern family bathroom comprises a panelled bath with dual head shower over, vanity unit with mounted wash basin, wc and heated towel rail. To the rear of the property the impressive open plan kitchen, dining and living area creates a lovely social space to relax with sliding doors out to the covered seating area and landscaped garden. The stylish kitchen offers a range of shaker style wall and base units with contrasting marble effect work surfaces with inset butlers sink, central island and breakfast bar. Integrated appliances include a single oven, four burner induction hob with extractor hood over, fridge, freezer and slim line dish washer. Ample space is available for family dining and seating with an ornamental fire place recess and fitted storage either side of the chimney breast.

Parking
Off road parking is available on the driveway extending through secure double gates to the timber clad single garage fitted with a remote up and over door. To the rear is an enclosed store /kennel. Further parking is available at the front of the property.

Outside
Double timber gates access the enclosed and private rear garden which has been neatly landscaped featuring a central lawn with sleeper edging and raised beds. A covered seating area abuts the rear of the property, perfect for al fresco dining.

Location
Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position
Buying on

Heating
Gas fired central heating

Infants & Junior School
Lyndlynch Infants School & Abbotswood Junior School

Secondary School
Hounsdown Academy

Council Tax
Band C - New Forest District Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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