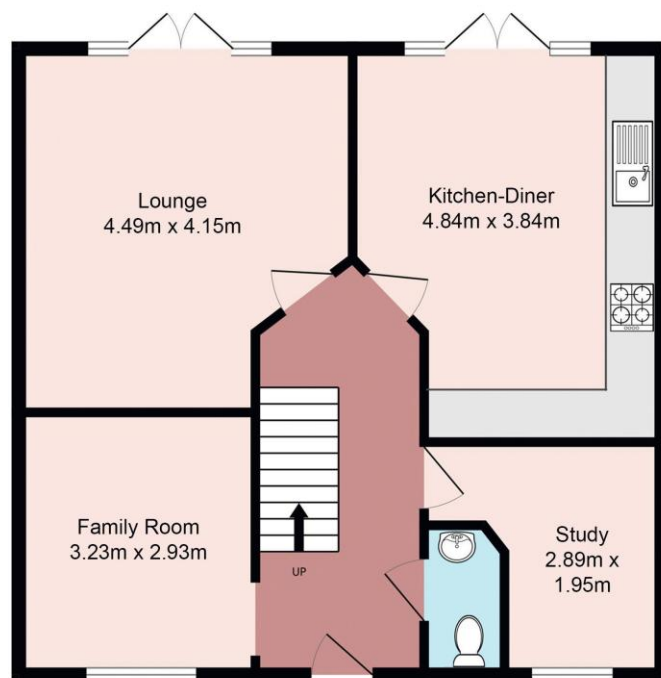


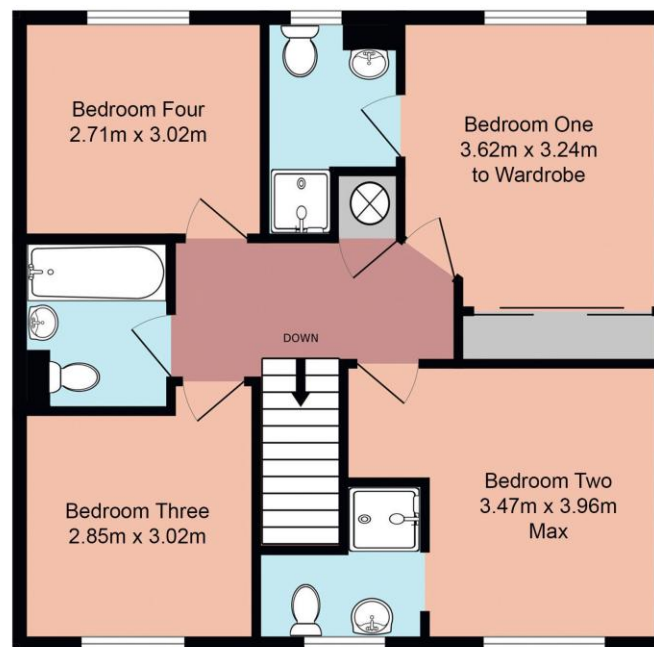


27, Pickwick Close, Totton, SO40 8QE
£450,000

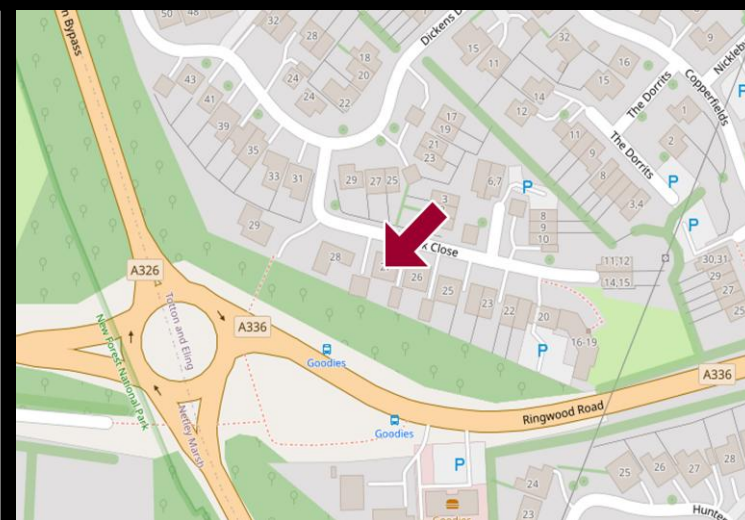
brantons



Ground Floor
61.7 sq.m. approx.



1st Floor
61.3 sq.m. approx.



Accommodation	
Lounge - 14' 9" x 13' 7" (4.49m x 4.15m)	Bedroom One - 11' 11" x 10' 8" (3.62m x 3.24m) to Wardrobes
Kitchen - 15' 11" x 12' 7" (4.84m x 3.84m)	Bedroom One En-suite - 8' 10" x 5' 8" (2.70m x 1.72m) Max
Family Room - 10' 7" x 9' 7" (3.23m x 2.93m)	Bedroom Two - 11' 5" x 13' 0" (3.47m x 3.96m) Max
Study - 9' 6" x 6' 5" (2.89m x 1.95m)	Bedroom Two En-suite - 6' 9" x 6' 1" (2.05m x 1.85m) Max
W.C - 5' 10" x 2' 11" (1.79m x 0.90m)	Bedroom Three - 9' 4" x 9' 11" (2.85m x 3.02m)

Property
Situated in a quiet cul-de-sac location and built in 2010 by Taylor Wimpey Homes, Brantons are delighted to offer for sale this spacious executive family home. The ground floor layout consists of an lounge with French doors to the rear garden, family room, a modern 'shaker style' kitchen-diner, study and downstairs W.C. Upstairs comprises of four double bedrooms with the master benefiting from fitted wardrobes and an en-suite. There is also an en-suite to the second bedroom as well as a sizable family bathroom accessed from the landing. The property boasts ample driveway parking leading to a garage and the rear garden provides a good degree of privacy with a woodland backdrop. Brantons advise that an internal inspection is a must to fully appreciate the location and accommodation on offer.

Features
- Detached Executive Style Family Home - Four Double Bedrooms - Two Reception Rooms - Impressive Luxury Kitchen-Diner - Study & Downstairs W.C - Two En-Suite Shower Rooms - Modern Family Bathroom - Ample Driveway Parking & Garage - Sunny Southerly Facing Rear Garden - Quiet Cul-de-sac Location

Information	Distances
Local Authority: New Forest District Council	Motorway: 2.7 miles
Council Tax Band: E	Southampton Airport: 10.6 miles
Tenure Type: Freehold	Southampton City Centre: 6.6 miles
School Catchments	New Forest Park Boundary: 0.6 miles
Infant: Hazel Wood	Train Stations
Junior: Abbotswood	Ashurst: 3.1 miles
Senior: Testwood	Totton: 2.0 miles

Directions
1) From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout 3) Take the third exit onto Crabbs Way. 4) Take the first left onto Dickens Dell. 5) Take the second left into Pickwick Close. The property will be found on the right hand side.

Energy Performance

Energy performance certificate (EPC)

27 Pickwick Close Totton SOUTHAMPTON SO40 8DE	Energy rating C	Valid until: 2 September 2035
		Certificate number: 2835-6021-5500-0967-4202

Property type	Detached house
Total floor area	128 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 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	80 C	84 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

