



Brunswick Place, Central Totton
Southampton

£450,000

Property Type: Town House

Bedrooms: 4 | Bathrooms: 3

We are delighted to offer this substantial four double bedroom townhouse tucked away within a popular Totton development. Offering over 1,500 sq ft of accommodation across three floors, the property features a spacious lounge/family room, rear orangery, modern kitchen, utility, cloakroom, two en-suites and family bathroom. Outside benefits include a low-maintenance wraparound garden with powered garden bar, garage and off-road parking.



- Substantial Four Double Bedroom Townhouse
- Over 1,500 Sq Ft Of Accommodation
- Spacious Lounge And Family Room
- Rear Orangery With Tri-Folding Doors
- Modern Fitted Kitchen
- Separate Utility Room And Cloakroom
- Two En-Suite Shower Rooms
- Low-Maintenance Corner Plot Garden
- Garage With Off-Road Parking
- Powered Garden Bar And Brick-Built Barbecue

Hamwic Independent Estate Agents are delighted to offer for sale this substantial four double bedroom semi-detached townhouse, tucked away in an enviable position within this popular Linden Homes development, understood to have been constructed circa 2012.

Offering in excess of 1,500 sq ft of accommodation across three floors, the property is far more spacious than first impressions suggest and provides an excellent level of flexibility for family living. The ground floor features a generous lounge/family room opening into an attractive rear orangery, modern fitted kitchen, utility room and cloakroom, whilst the upper floors provide four genuine double bedrooms, two en-suite shower rooms and a separate family bathroom.





Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented four-bedroom townhouse, arranged over three floors and enjoying a particularly pleasant setting within a popular modern development. Approached via a pedestrian footpath alongside an open green space, the property offers spacious and versatile accommodation together with an impressive orangery, landscaped rear garden, garage and off-road parking.

A refitted composite front door opens into the entrance porch, leading into the welcoming hallway with engineered wood-effect flooring, two useful storage cupboards, radiator and stairs rising to the first floor. The modern fitted kitchen is positioned at the front and features contemporary cabinetry, generous work surfaces and integrated appliances including gas hob, fridge/freezer, double oven and grill and dishwasher, together with tiled flooring and double glazed window.

The generous lounge/family room extends from the front towards the rear and naturally opens into the impressive orangery, creating an excellent family and entertaining space. The lounge benefits from engineered flooring, two radiators, double glazed window with fitted shutters and attractive angled wall detailing. The orangery features tiled flooring, recessed downlighting and a pitched rooflight providing excellent natural light, with tri-folding doors opening directly onto the garden. A further side window and door with fitted shutters provide an attractive outlook, while access leads into the useful utility room with work surfaces, washing machine plumbing, Potterton gas boiler and glazed door returning to the orangery. A ground floor cloakroom completes this level.

The first floor provides three double bedrooms and the family bathroom, with Bedroom Two benefiting from its own en-suite shower room. Bedroom Two features fitted carpet, radiator, smooth ceiling, double glazed front aspect window and attractive angled wall detailing, while the en-suite comprises a tiled shower enclosure, WC, wash hand basin and heated towel rail. Bedroom Four is another comfortable double room with fitted carpet, radiator and double glazed front aspect window, whilst Bedroom Three is positioned at the rear and benefits from an individual angled wall design, fitted carpet, radiator and double glazed rear aspect window. The family bathroom comprises a panelled bath with mixer shower and screen, WC and wash hand basin, complemented by tiled flooring, part-tiled walls, heated towel rail and double glazed rear aspect window.

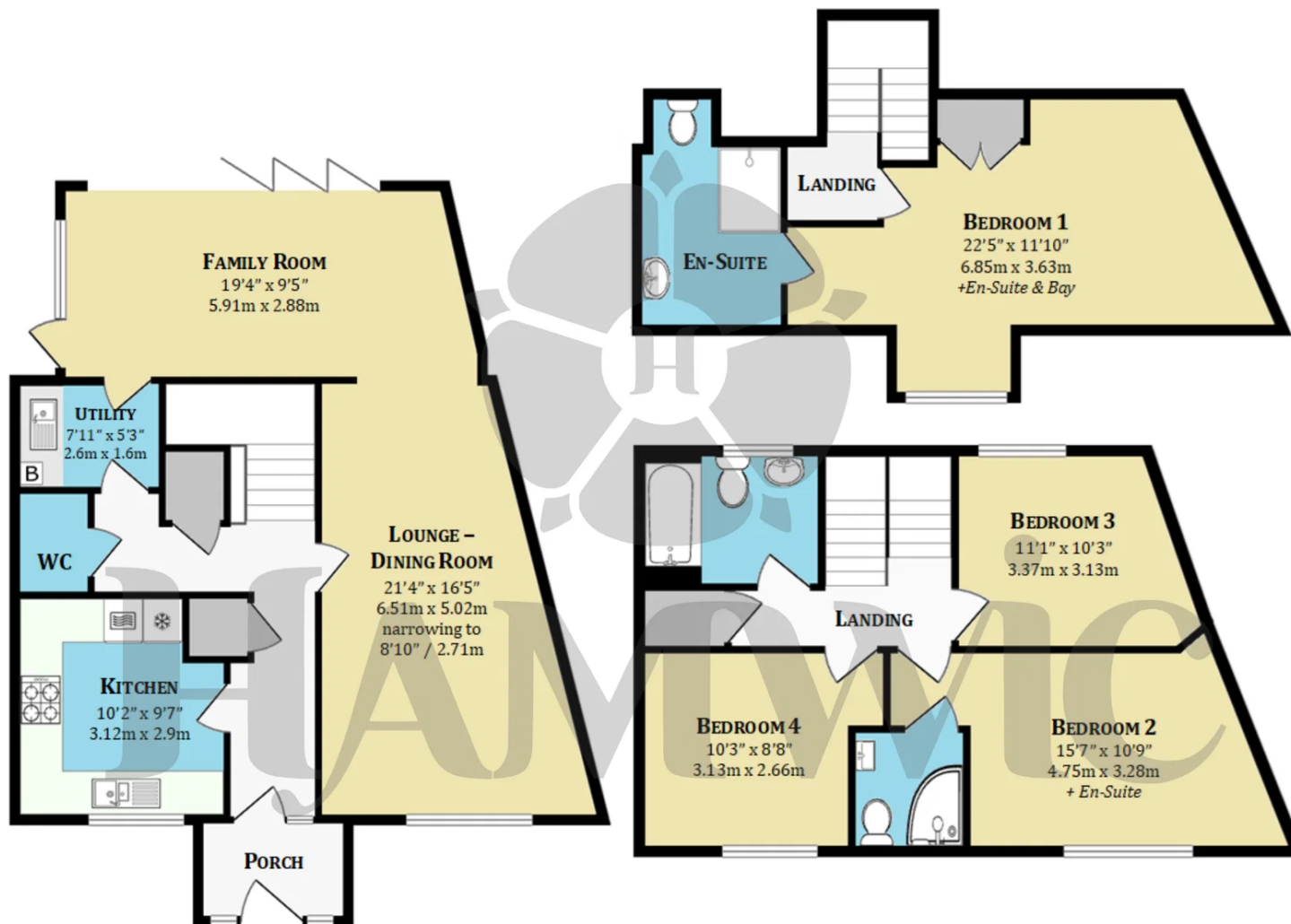
The second floor is dedicated to the spacious principal bedroom, creating an excellent private retreat with a double glazed box-bay dormer window to the front, built-in wardrobe, fitted carpet, radiator and smooth ceiling. A private en-suite shower room comprises a tiled shower cubicle with mixer shower, WC and wash hand basin.

Outside, the rear garden wraps around the back and side of the property and has been landscaped with low maintenance and entertaining in mind. Composite decking adjoins the orangery, providing an ideal area for outdoor dining and seating, while artificial turf and a further decked area create a practical and attractive garden. Raised sleeper beds provide planting space and a pathway leads towards the front. A particular feature is the timber garden bar with power and lighting, alongside a brick-built barbecue and dedicated hot tub area. The garden is enclosed by timber fencing and benefits from an outside tap.

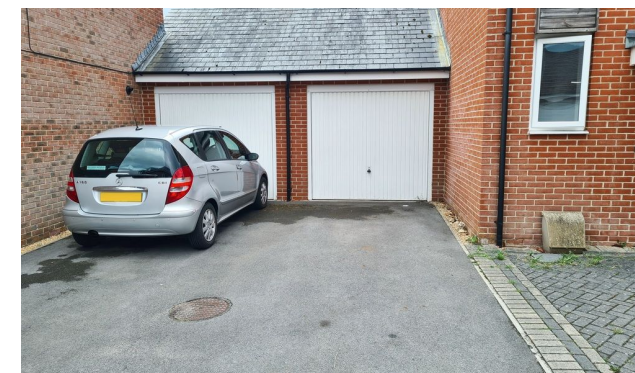
The property also benefits from a nearby garage within a block of two, with off-road parking directly in front, providing useful additional storage and parking.

Tenure: Freehold. Council Tax Band: E – New Forest District Council.





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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