



Testwood Crescent, Totton, SO40 3NG
Southampton

£335,000

We are delighted to offer for sale this beautifully presented three bedroom semi-detached family home occupying an impressive plot within a popular Totton location. Benefits include a spacious conservatory, refitted family bathroom, ground floor cloakroom, extensive rear garden, ample off-road parking and a substantial double-width car port with power and lighting. Conveniently positioned close to local amenities, schools and transport links, an internal viewing is highly recommended.

- Beautifully Presented Semi Detached Home
- Three Well Proportioned Bedrooms
- Spacious Double Glazed Conservatory
- Refitted Contemporary Bathroom
- Ground Floor Cloakroom
- Extensive Private Rear Garden
- Ample Off Road Parking
- Double Width Car Port With Power And Lighting
- Convenient Central Location

Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented three bedroom semi-detached family home, occupying an impressive and generous plot within a popular residential location in Totton. Offering well-balanced accommodation throughout, the property benefits from a spacious conservatory, ground floor cloakroom, modern kitchen, refitted family bathroom, extensive rear garden, ample off-road parking and a substantial double-width car port complete with power, lighting and its own consumer unit.

The property has been tastefully decorated throughout and enjoys newly fitted carpets to the stairs, landing and bedrooms together with attractive plantation-style wooden shutters fitted to the lounge and all bedroom windows, creating a stylish and welcoming home ready for immediate occupation.

Tenure: Freehold Council Tax Band: B





Front - The property is approached via an open frontage with hardstanding leading to the entrance door. To the side is a substantial gravelled driveway providing generous off-road parking for several vehicles accessed via a shared opening. Pedestrian gate to the rear garden, access to the car port.

Entrance Hall - Front door opens into the hallway featuring a smooth ceiling, radiator, staircase rising to the first floor and doors leading through to the principal ground floor accommodation.

Lounge - A bright and comfortable reception room enjoying a double glazed front aspect window complete with fitted plantation shutters. Attractive feature brick fireplace with tiled hearth creating a focal point to the room, smooth ceiling, radiator and engineered laminate flooring.

Kitchen - A modern fitted kitchen enjoying two double glazed rear aspect windows. Fitted with a range of work surfaces incorporating cupboards and drawers to the base level with matching eye-level units providing ample storage.

Integrated appliances include an electric oven with fitted hob and extractor hood above. Additional space and plumbing are available for both a washing machine and tumble dryer together with space for a freestanding fridge/freezer. Radiator, tiled splashbacks and door leading through to the conservatory.

Conservatory - A great addition to the property providing an excellent second reception or dining area whilst enjoying views across the rear garden. Constructed with double glazed windows beneath a glazed roof, radiator and double doors opening directly onto the patio, creating a wonderful indoor-outdoor entertaining space.

Cloakroom - Useful and convenient facility, comprising low-level WC and wash hand basin.

First Floor Landing - Smooth ceiling, newly fitted carpet, loft access and doors leading to all first-floor accommodation.

Bedroom One - A generous double bedroom enjoying a double glazed front aspect window with fitted plantation shutters. Attractive ornamental fireplace, radiator, newly fitted carpet and smooth ceiling.

Bedroom Two - A further excellent double bedroom with two double glazed rear aspect windows overlooking the rear garden, both fitted with plantation shutters. Radiator, newly fitted carpet and smooth ceiling.

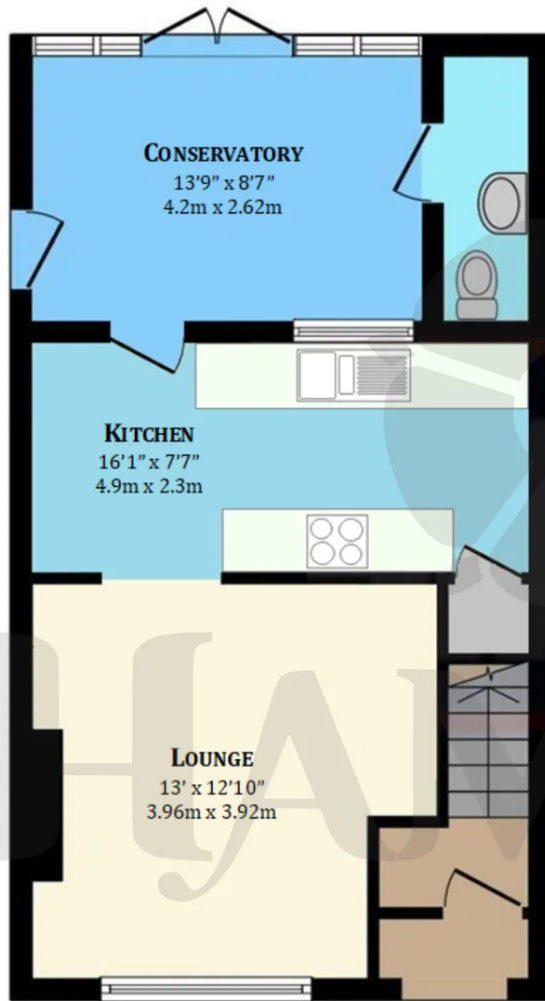
Bedroom Three - Double glazed front aspect window with fitted plantation shutters, radiator, newly fitted carpet and smooth ceiling. An ideal child's bedroom, nursery or home office.

Family Bathroom - Beautifully refitted with a contemporary white suite comprising enclosed bath with mixer shower and glazed screen fitted above, low-level WC and wash hand basin. Fully tiled walls, complementary tiled flooring, heated towel rail, obscure double glazed rear aspect window and smooth ceiling.

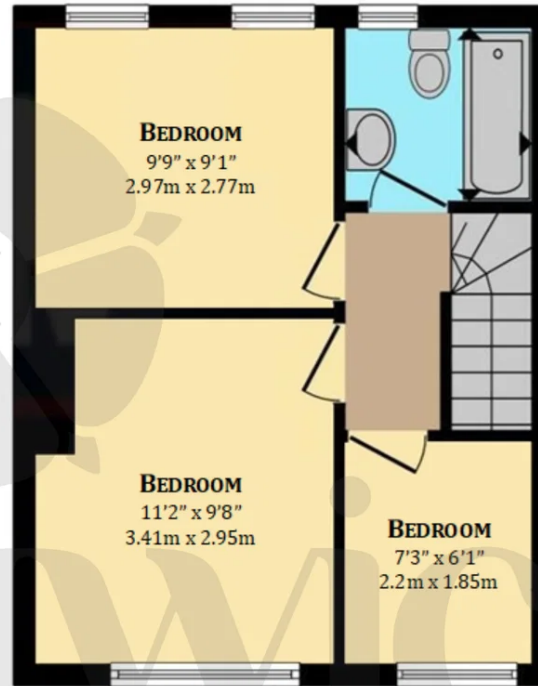
Outside / Rear Garden

A real highlight of the property is the impressive rear garden which occupies a particularly generous plot compared to similar properties in this location. Immediately adjoining the property is a paved patio, whilst the remainder is predominantly laid to lawn offering excellent space for





Ground Floor



1st Floor

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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