

Powell Crescent, Hounsdown  
Southampton

£335,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- Modernised Three Bedroom Semi-Detached Home
- Impressive Corner Plot And Wraparound Garden
- Spacious Dual-Aspect Lounge
- Refitted Kitchen - Breakfast Room
- Conservatory Overlooking The Garden
- Three Well-Proportioned Bedrooms
- Dedicated Children's Garden Play Area
- Powered Summer Cabin And Workshop

*Hamwic Independent Estate Agents are delighted to offer for sale this well-presented and modernised three-bedroom semi-detached home, pleasantly positioned within a cul-de-sac in the highly sought-after Hounsdown area of Totton.*

*Occupying a particularly generous corner plot, the property offers an excellent combination of family accommodation and outside space. The ground floor features a spacious dual-aspect lounge, impressive refitted kitchen/breakfast room and conservatory, whilst upstairs are three bedrooms, a family bathroom and separate WC.*

*The garden is undoubtedly one of the property's standout features, wrapping around the rear and side of the house to create a substantial and versatile outdoor space. There is a dedicated children's play area, generous lawn, patio seating area and a timber summer cabin with adjoining workshop/storage, both benefiting from power and lighting.*

*Further benefits include double glazed windows, gas central heating and excellent loft storage, making this an appealing home for first-time buyers, young families or those simply looking for more outside space within this popular residential area.*

Construction & Services

Brick Under Tiled Roof

Mains Water

Mains Electric

Gas Central Heating

Gas Combination Boiler

Double Glazed Windows

Council Tax Band B - New Forest District Council





**Ground Floor** - The front door opens into an enclosed entrance porch, creating a useful everyday space for coats, shoes and additional storage before entering the main accommodation.

Running along one side of the house from front to rear is the spacious dual-aspect lounge, providing an excellent principal family reception room. A double glazed window overlooks the front garden, whilst double glazed double doors at the rear provide direct access to the garden and allow plenty of natural light through the room.

A feature fireplace creates a central focal point, complemented by fitted carpet and two radiators. The generous proportions allow plenty of flexibility for a variety of seating and furniture arrangements.

**Kitchen / Breakfast Room** - Another particularly impressive feature, providing a generous social space designed around everyday family living. The kitchen incorporates a contemporary combination of base-level cabinetry, contrasting work surfaces and full-height units, positioned alongside a dedicated recess for an American-style fridge/freezer. One of the tall units also incorporates a useful pull-out pantry.

There is space for a range-style cooker together with an integrated dishwasher, whilst the generous central breakfast bar provides additional preparation space, storage and a dedicated seating recess. The breakfast bar also incorporates a built-in drinks cooler, with LED strip lighting adding subtle ambient illumination.

At the end of the kitchen is a dedicated utility area, providing space and plumbing for a washing machine.

Further features include recessed downlighting, radiator and a double glazed rear aspect window. Attractive wood-effect tiled flooring runs throughout the room and continues naturally into the conservatory.

Constructed with a brick base, double glazed windows and a pitched polycarbonate roof, the conservatory provides flexible additional living space, ideal as a sitting area, playroom or dining extension. Double glazed doors open directly onto the garden, creating an excellent connection between the internal and external spaces.

**First Floor Accommodation** - Stairs rise to the first floor landing, which benefits from a radiator and double glazed rear aspect window.

Access is provided to the loft via a pull-down ladder. The loft is part-boarded with fitted lighting and also houses the gas combination boiler, providing useful additional storage space.

All three bedrooms benefit from fitted carpet, radiators and double glazed windows.

Bedroom One is positioned at the front and provides a generous principal bedroom with a useful built-in storage cupboard positioned above the stairs.

Bedroom Two is also positioned at the front and again benefits from a built-in storage cupboard, whilst Bedroom Three overlooks the rear garden.

The family bathroom comprises an enclosed panelled bath and wash hand basin, complemented by tiled walls and flooring, heated towel rail and double glazed rear aspect window.

Alongside the bathroom is a separate WC, particularly practical for family living.

**Gardens & Outside** - The outside space is undoubtedly one of the defining features. Occupying a generous corner plot, the garden wraps around the rear and side of the house, providing considerably more outside space than typically associated with a property of this style.

Predominantly laid to lawn, the garden provides plenty of open space for children, pets, entertaining and general recreation. Mature trees around the rear boundary create an attractive green backdrop and help provide a good degree of privacy.

A pathway runs around the property and conservatory before connecting with a slightly raised paved patio, creating an excellent position for outdoor dining furniture, barbecues and entertaining.

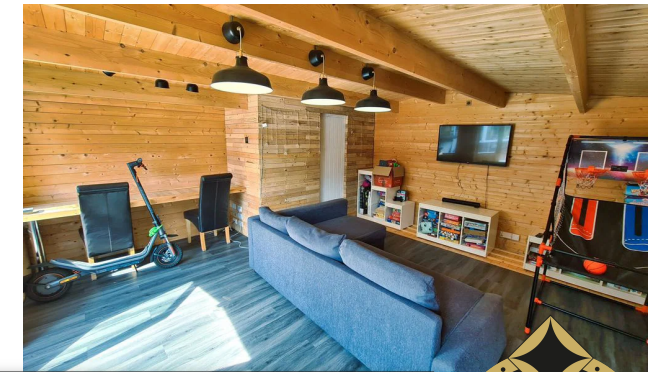
Positioned alongside this area is a timber summer cabin, providing a useful entertaining or recreational space with power and lighting fitted.

Adjoining the cabin is a separate workshop/storage room, again benefiting from power and lighting together with its own independent consumer unit, providing excellent practical storage and workshop space.





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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