



Pentridge Way, Ashurst Bridge, SO40
Southampton

£325,000

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Hamwic Independent Estate Agents are delighted to present this well-maintained 3 bedroom semi-detached home, located within the highly sought-after Ashurst Bridge area on the western edge of Totton. Offering modern comforts, a practical layout, and excellent access to local amenities and transport links, this property represents an ideal opportunity for first-time buyers, young families or those seeking an easily managed home in a desirable setting. The accommodation features a modern kitchen, bright and spacious lounge opening into a generous conservatory, three bedrooms, re-fitted family bathroom, attached garage and a private rear garden. Off-road parking is available directly to the front.



Front - As you arrive at the property, a private driveway provides convenient off-road parking directly in front of the attached garage. A storm porch with courtesy lighting shelters the front entrance, where an obscure double-glazed door opens into a welcoming hallway. This space enjoys laminate flooring underfoot, stairs rising to the first floor and immediate access to both the kitchen and lounge, setting a practical and inviting tone as you step inside.

Accommodation - To the front of the home sits the modern kitchen, a functional space with a good range of fitted units, work surfaces and tiled splashbacks. A double-glazed window overlooks the front, allowing plenty of natural light into the room. The integrated gas hob and electric oven sit beneath the extractor area, while there is generous space and plumbing for further appliances including a fridge/freezer, washing machine and dishwasher. The wall-mounted gas boiler is neatly positioned at eye level, ensuring the room remains well organised and easy to work within.





Moving through to the rear, the lounge - dining room offers a comfortable central living space with a double-glazed window framing views over the garden. A wooden fireplace with a tiled hearth adds a focal point to the room, while the under-stairs cupboard offers welcome storage. From here, double doors open into the conservatory, extending the living space and creating a superb area for relaxation or family use.

The conservatory itself is a versatile and enjoyable room, fitted with power, lighting and a radiator to enable year-round use. Double-glazed windows to the side and rear allow the space to feel bright and airy, with laminate flooring continuing the clean, practical theme found throughout the ground floor. A door opens directly onto the rear garden, while another provides internal access to the garage, a useful connection between living space and storage.

First Floor

Upstairs, the landing benefits from a side aspect window which adds light to the centre of the home. There is also access to the loft, which is part-boarded and equipped with a light. The main bedroom overlooks the rear garden and features a built-in wardrobe, while the second bedroom enjoys a front aspect outlook and also includes fitted storage. The third bedroom, positioned at the rear, makes an ideal single room, nursery or study.

The family bathroom is positioned at the front of the property and includes a refitted enclosed bath with electric shower above, refitted low-level WC and wash basin, all set against vinyl flooring and part tiled splashbacks. An obscure double-glazed window, extractor fan and heated towel rail complete this well-presented and practical space.

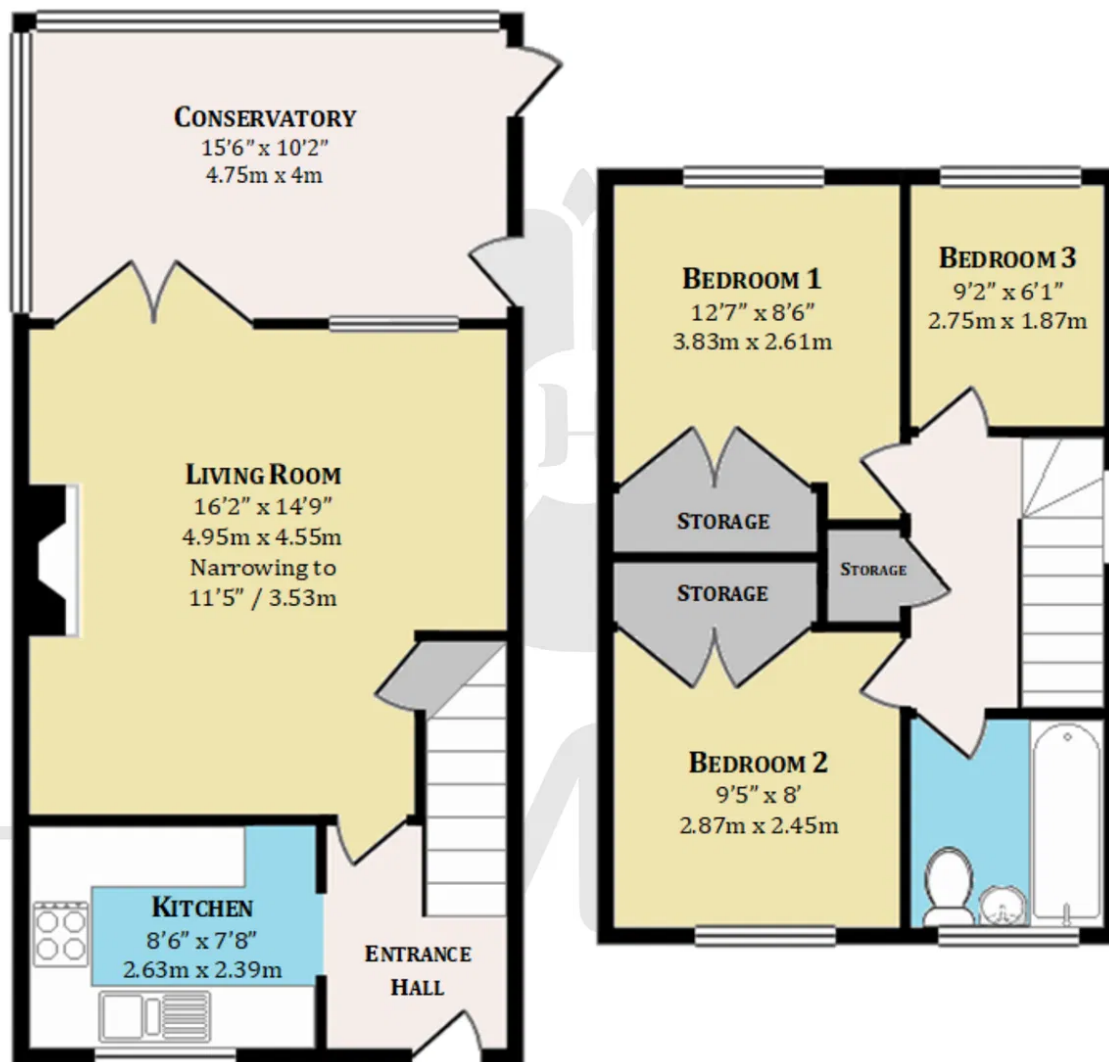
Rear Garden - Stepping outside, the rear garden offers a pleasant and private setting, beginning with a paved patio area that is ideal for outdoor seating or entertaining. The remainder is laid to lawn, enclosed by timber fencing and offering plenty of potential for personalisation. The attached garage, fitted with power, lighting and an up-and-over door, provides further storage or workshop space and is conveniently accessible from both the conservatory and the driveway.

Location - Pentridge Way sits within the ever-popular Ashurst Bridge area, a well-established residential district perfectly positioned between Totton and the New Forest. The location offers excellent road links to Southampton, Lyndhurst and the wider motorway network, along with nearby bus routes and Totton railway station less than two miles away. Local shops, a choice of reputable schools, green spaces and woodland walks are all within easy reach, making this a convenient and attractive setting for families and commuters alike.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Measurements, descriptions and floorplans are provided for guidance only and may not be exact. Interested parties should satisfy themselves of all details prior to purchase. Fixtures, fittings and appliances have not been tested and cannot be guaranteed.

Tenure: Freehold / **Council Tax Band:** C





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		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Trusted. Award Winning. Experts.

Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

