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# Puffin Close, Southampton

Offers Around £340,000



This charming three-bedroom home is situated in the highly sought-after residential area of Lordswood, offering an ideal setting for first-time buyers, young families, or those seeking a peaceful location surrounded by nature. With picturesque greenery and woodland walks right on your doorstep, the area provides a perfect balance between tranquillity and convenience.

The ground floor welcomes you with a bright and inviting atmosphere, beginning with a generous living area that benefits from plenty of natural light. This leads seamlessly into a spacious modern kitchen, complete with an excellent dining area; perfect for family meals or entertaining guests.

The property also features a convenient downstairs W/C and a lovely rear extension, adding valuable additional living space. From here, large French doors open out onto a substantial, low-maintenance patio garden, ideal for outdoor dining, play, or relaxation.

Beyond the garden, you will also find a private driveway accessed via the back gate, offering secure and practical offroad parking.

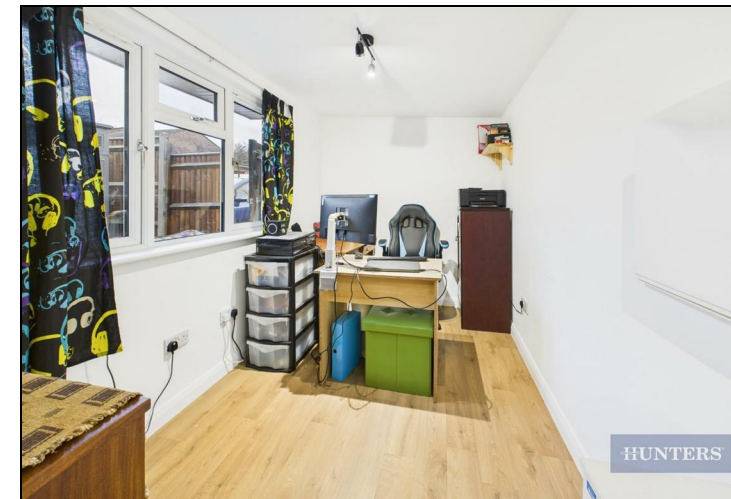
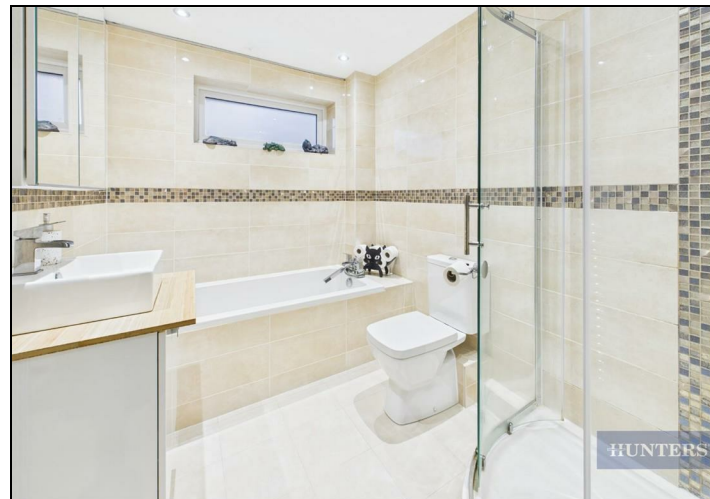
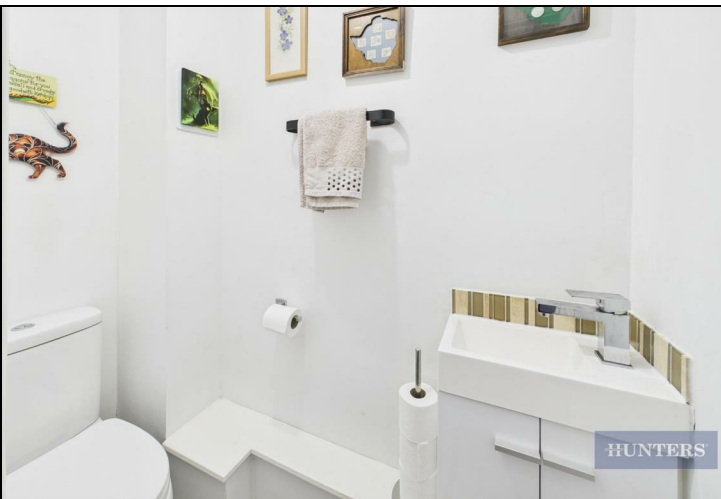
Upstairs, the property continues to impress with two spacious double bedrooms, each enhanced by large windows that flood the rooms with sunlight. A well-proportioned third bedroom provides flexibility for use as an office, nursery, or guest room. Completing the first floor is a full-sized family bathroom featuring both a bathtub and a generously sized separate freestanding shower, offering comfort and convenience for busy households.

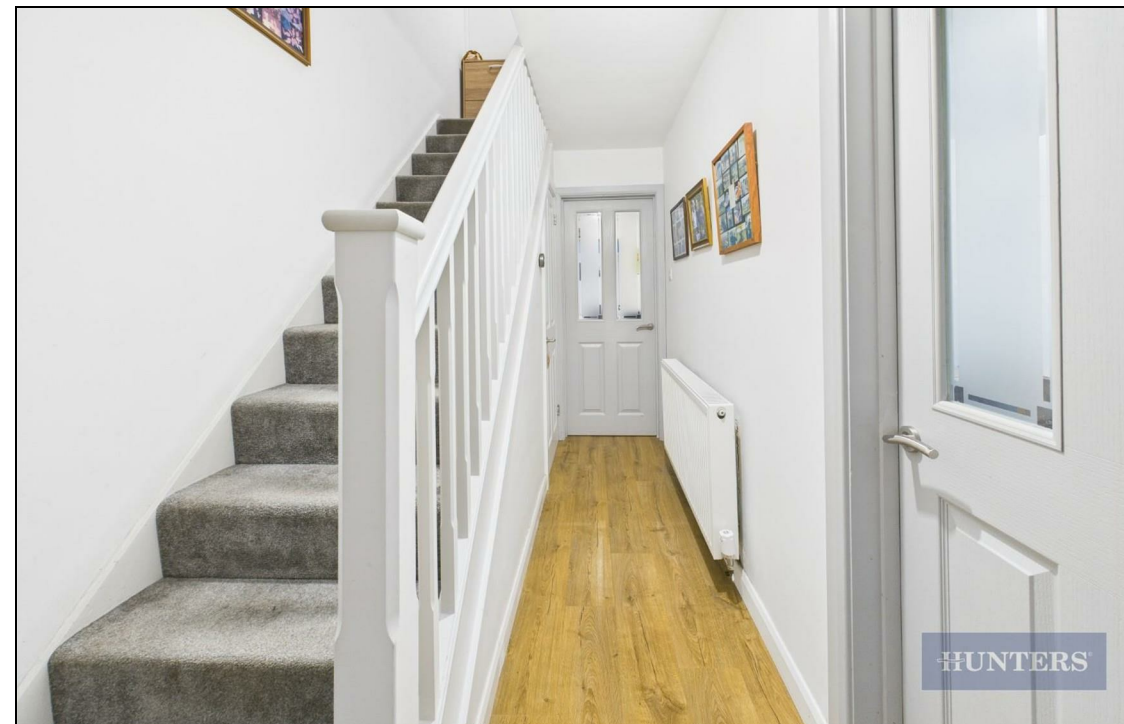
This delightful home combines generous living spaces, modern comforts, and a desirable location making it an excellent opportunity for anyone seeking a welcoming property with plenty to offer both inside and out.

Tenure: Freehold

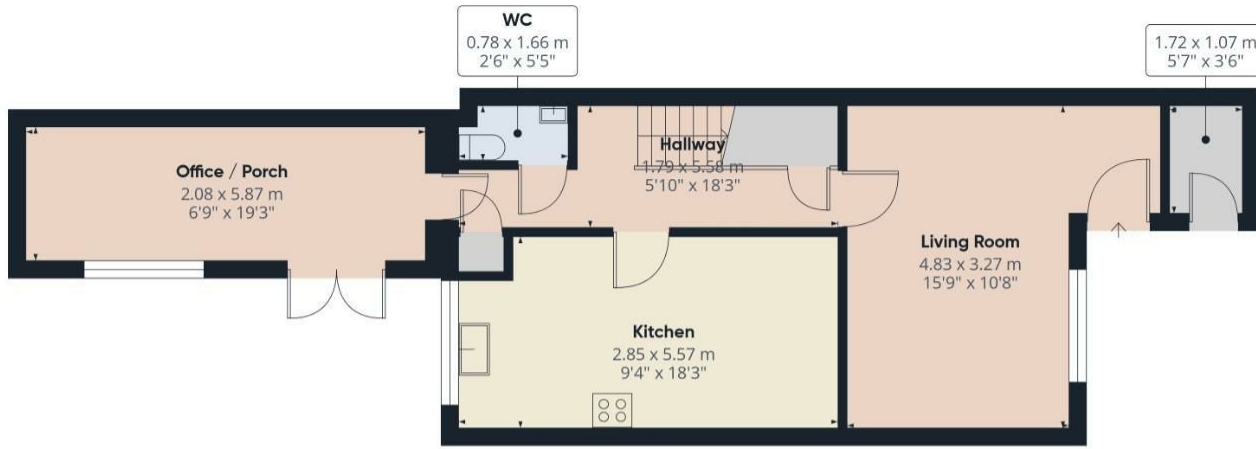
## KEY FEATURES

- Three bedroom family home
  - End of terrace
  - Modern kitchen and diner
  - Spacious living area
  - Solar panels
- Generous sized rear extension
- Large patioed enclosed back garden
  - Driveway parking
  - Spacious front garden
  - EV charger included

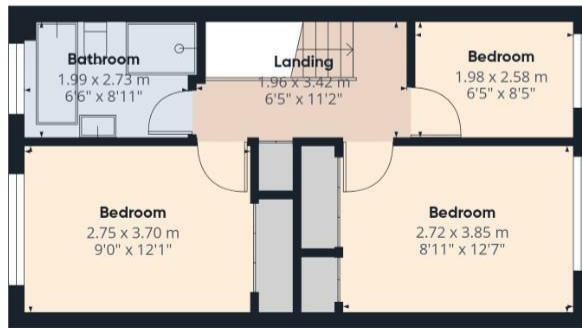








Ground Floor



Floor 1



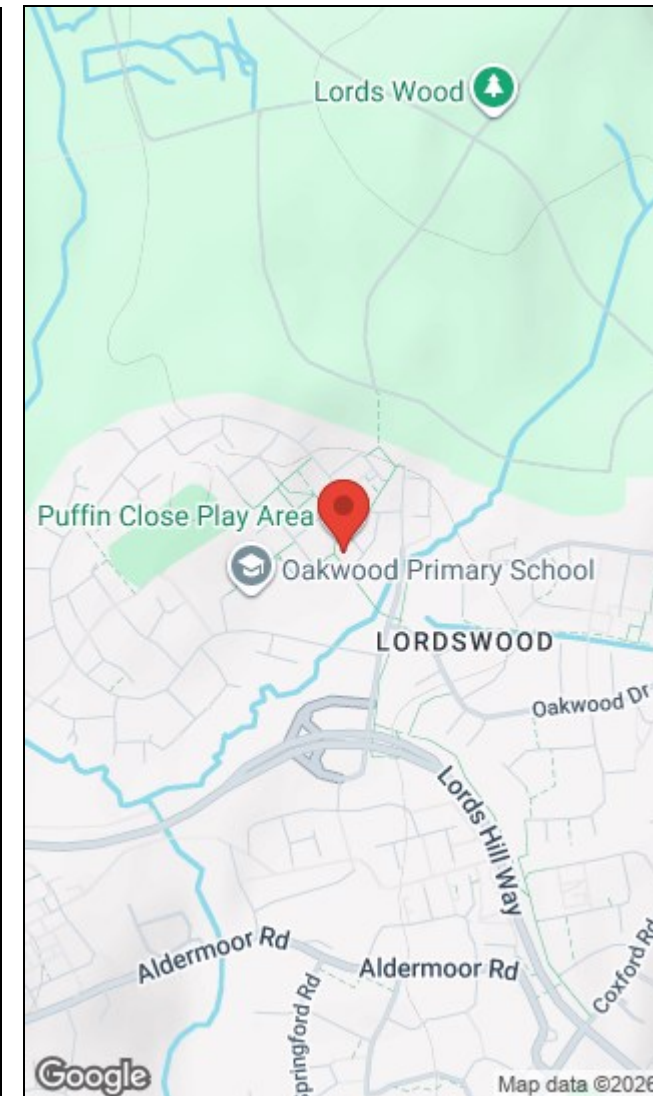
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Approximate total area<sup>1)</sup>  
96.2 m<sup>2</sup>  
1034 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
	<b>87</b>
<b>74</b>	
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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