



Barnsfield Crescent, Totton, Southampton, SO40 8BW  
Southampton

Offers Over £400,000

Property Type: Detached Bungalow

Bedrooms: | Bathrooms: | Receptions:  
3 | 1 | 2

Hamwic Independent Estate Agents are delighted to present this beautifully refurbished three-bedroom detached bungalow, ideally positioned on a highly sought-after residential road in Central Totton. Offered with no onward chain, this exceptional home has undergone a comprehensive renovation by the current owners, including full replastering, re-wiring, new internal doors, updated flooring throughout, and a brand-new gas central heating system.



- *STYLISH 'L' SHAPED OPEN PLAN KITCHEN – FAMILY ROOM*
- *REFITTED SHOWER ROOM*
- *GENEROUS REAR GARDEN*
- *DOUBLE GLAZED WINDOWS*
- *GAS CENTRAL HEATING*
- *WELL-PRESENTED THROUGHOUT*
- *OFF ROAD PARKING*
- *NO ONWARD CHAIN*





Front: shared driveway with mature hedgerow, paved area to the front of the property, range of scattered bushes and shrubs. Wooden gate at the rear of the shared drive opening into the rear garden. Entrance is at the side of the property. Refitted front door into;

Entrance Hall: smooth ceiling, engineered laminate flooring, access to the loft, radiator and refitted oak doors to;

Bedroom 1: smooth ceiling, double glazed window to the front aspect, radiator, engineered laminate flooring and built in corner wardrobe.

Bedroom 2: smooth ceiling, double glazed window to the front aspect, radiator and engineered laminate flooring.

Bedroom 3; smooth ceiling, double glazed window to the side aspect, radiator and engineered laminate flooring.

Living Room: smooth ceiling, sliding doors to the rear at the rear aspect, feature fireplace with wood burner fitted and engineered laminate flooring. Vertical radiator.

Family Room: smooth ceiling, double glazed window to the side aspect, vertical radiator, double glazed bi-fold doors to the rear aspect, engineered laminate flooring, work surfaces to the side with space and plumbing for washing machine, space for standing fridge/freezer, sink unit and opening into;

Kitchen: smooth ceiling, tiled flooring, work surfaces with units and drawers to the base level with further matching eye level units, integrated gas hob with electric oven beneath and part tiled surrounds. Gas boiler concealed to eye level unit.

Bathroom: obscure window to the side, refitted suite comprising; shower cubicle, wash basin and low level WC. Tiled walls and LVT flooring. Vertical radiator.

Rear Garden: paved patio area to the base of the property, pathway leading to the rear of the garden, lawned section, range of small trees, bushes and shrubs. Outside tap.

Tenure: Freehold

Council Tax Band: D – New Forest District Council

Mains Electricity, Gas, Water and Drainage

Heating: Gas Central Heating

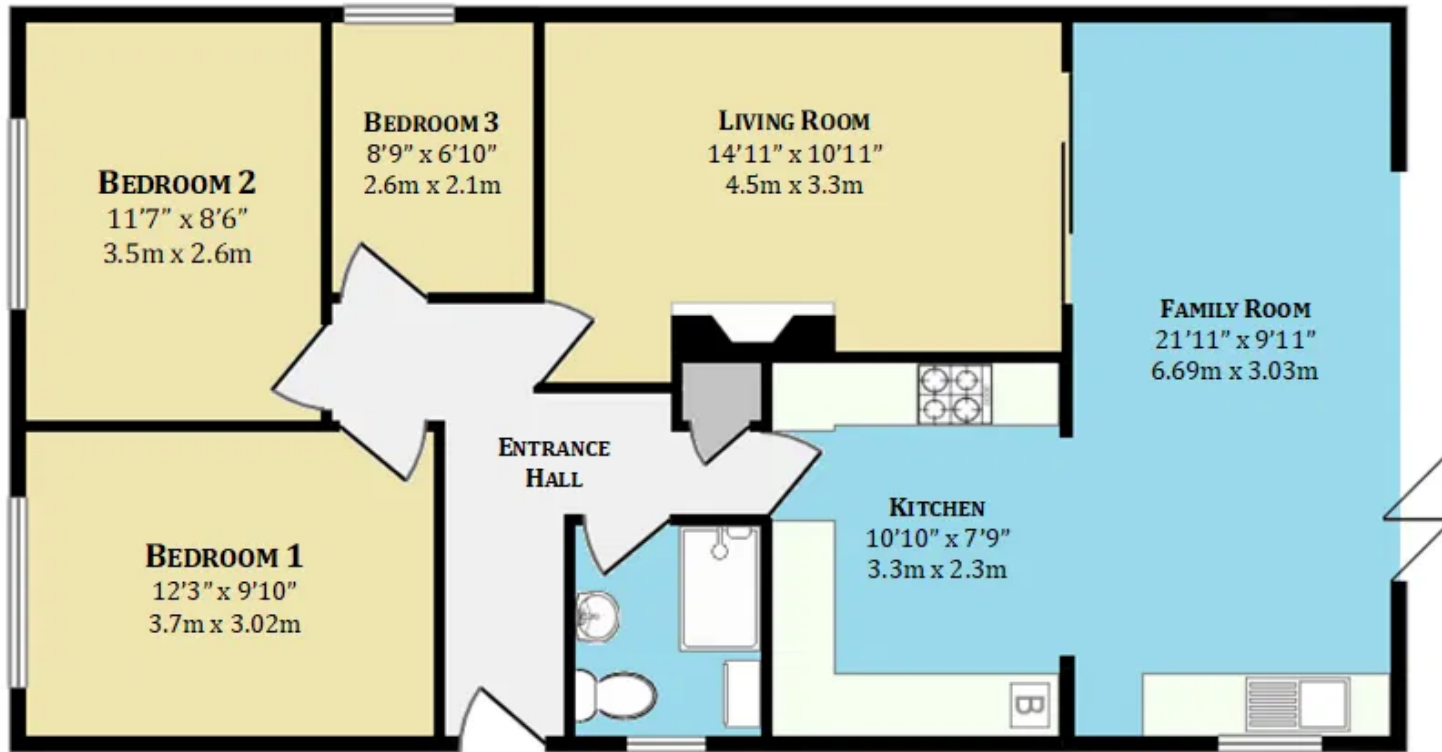
Construction: Brick elevations under a tiled roof

Broadband – Ultra-Fast broadband up to 1800 Mbps available. (Ofcom)

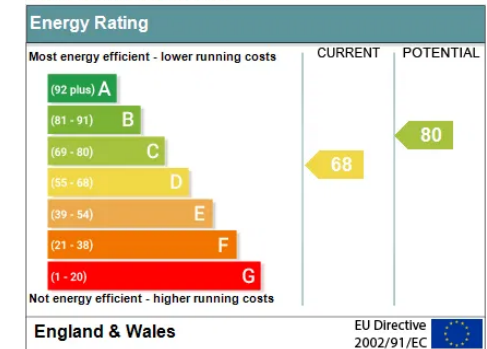
Disclaimer Property Details: Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

Tenure: Freehold





RRN: 0426-3021-0208-1145-8200



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