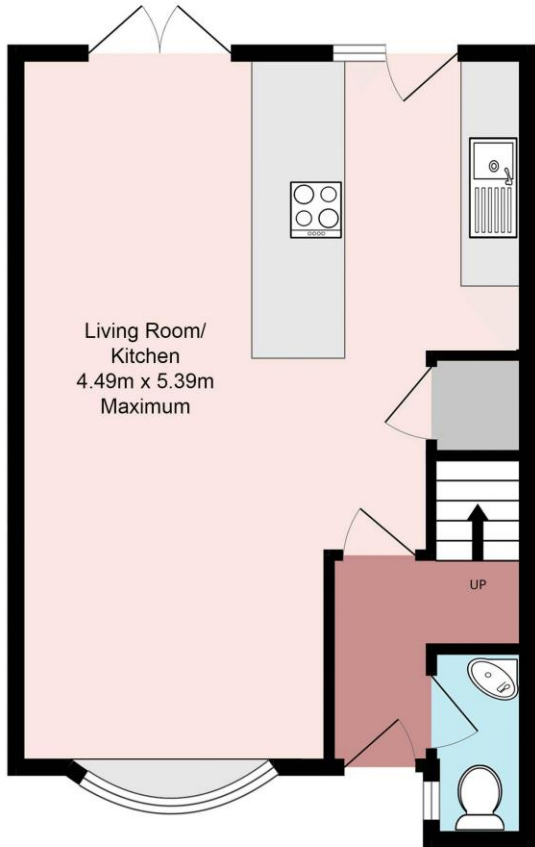


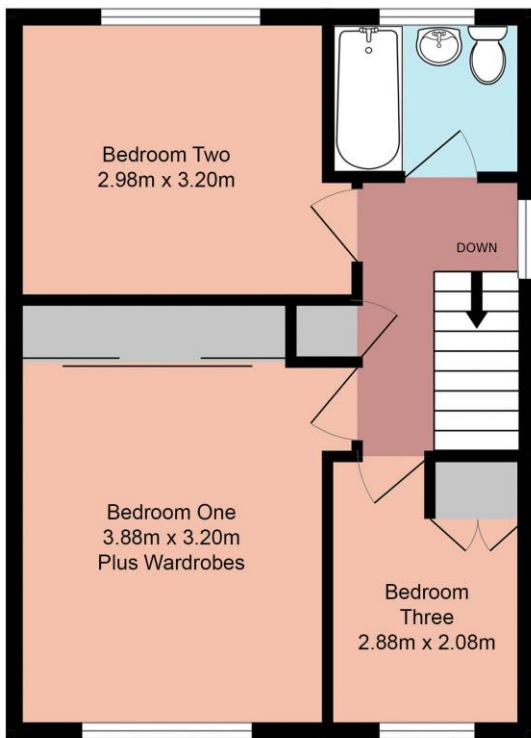


West Totton
£385,000

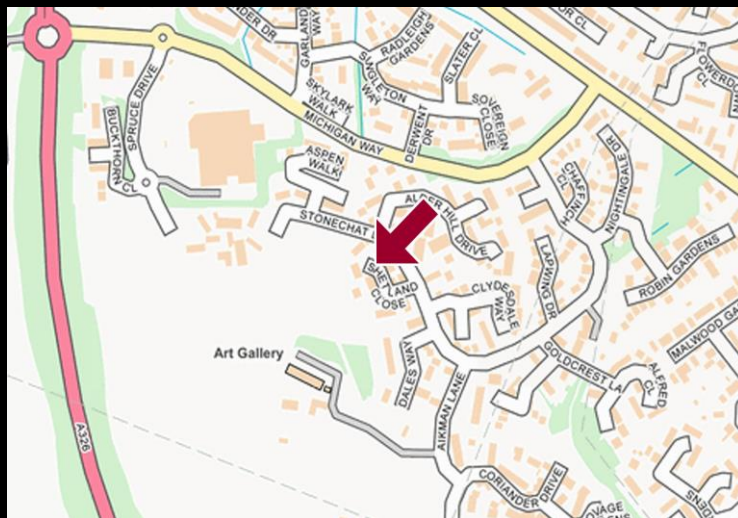
brantons



Ground Floor
41.7 sq.m. approx.



1st Floor
40.4 sq.m. approx.



| Accommodation |
|--|
| Living Room 24' 11" x 17' 8" (7.59m x 5.39m) Maximum |
| Downstairs W.C 6' 7" x 2' 7" (2.00m x 0.79m) |
| Bedrom One 12' 9" x 10' 6" (3.88m x 3.20m) Plus Wardrobes |
| Bedroom Two 9' 9" x 10' 6" (2.98m x 3.20m) |
| Bedroom Three 9' 5" x 6' 10" (2.88m x 2.08m) |
| Bathroom 5' 6" x 6' 10" (1.68m x 2.08m) |

| Property |
|---|
| Brantons Independent Estate Agents are delighted to offer to the market this modern detached home situated in the corner of a cul-de-sac within a highly sought after of West Totton. The ground floor of the property is a wonderful display of contemporary open plan living with a modern kitchen, dining area with French doors, and a living area with bay window. Furthermore, there is a large storage cupboard and from the hall there is also a W.C. To the first floor there are three bedrooms with the master benefiting from the use of built in wardrobes and from the landing there is a modern family bathroom. The front of the property provides driveway parking that leads to a garage. The current owners have partitioned the garage to create storage to the front via the 'up and over garage door' as well as a separate area to the back which can be accessed via an external door from the garden. The enclosed rear garden is largely laid to low maintenance patio and paving and also has a lawn. Brantons are sure than an early viewing will be essential to avoid any later disappointment. |

| Features |
|---|
| <ul style="list-style-type: none">Attractive Detached Family HomeThree BedroomsContemporary Open-Plan LivingModern Kitchen & Dining Area With French DoorsDownstairs W.CMondern Family BathroomPrivate Rear GardenDriveway Parking Leading To GarageHigh Standard of Decorative OrderDesirable Cul-de-sac Position |

| Information |
|--|
| Local Authority: New Forest District Council |
| Council Tax Band: D |
| Tenure Type: Freehold |
| School Catchments <div>Infant: Hazel Wood</div> <div>Junior: Abbotswood</div> <div>Senior: Hounsdown</div> |

| Distances |
|---|
| Motorway: 2.4 miles |
| Southampton Airport: 10.3 miles |
| Southampton City Centre: 0.8 miles |
| New Forest Park Boundary: 0.1 miles |
| Train Stations <div>Ashurst: 3.2 miles</div> <div>Totton: 2.1 miles</div> |

| Directions |
|--|
| 1) From our Office head west on Water Lane. 2) At the main junction turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Turn left onto Stonechat Drive. 5) Take the seventh left into Shetland Close. |

| Energy Performance |
|--|
| <div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div><div><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div></div><div><div>Valid until</div><div>Certificate number</div></div></div></div><div>Property type</div><div>Total floor area</div><div>Rules on letting this property</div><div>Properties can be rented if they have an energy rating from A to E.</div><div>If the property is not a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read guidance for landlords on the requirements for exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).</div><div>Energy efficiency rating for this property</div><div>See how to improve this property's energy performance.</div><div>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</div></div> |

