



2 Coppice Road | £450,000
Totton, Southampton, Hampshire, SO40 2QG





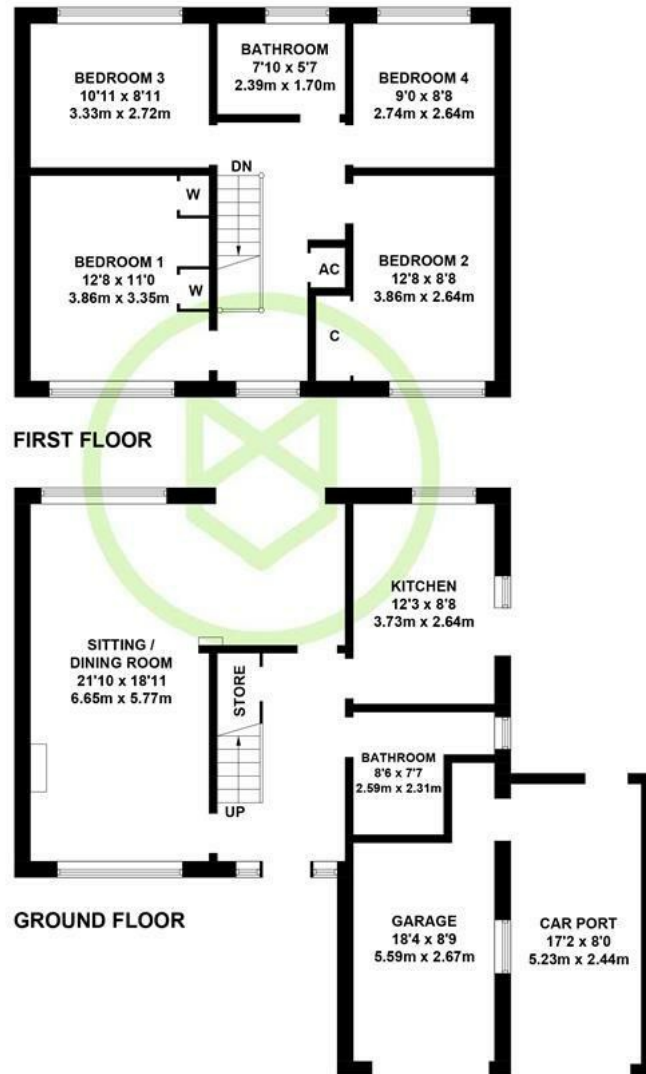
2 Coppice Road
Totton, Southampton, Hampshire, SO40 2QG

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

Conveniently positioned on the fringes of Calmore with easy access to amenities which includes shops, schooling and commuter links, this attractive detached family home offers four double bedrooms served by a modern family bathroom on the first floor. From the generous entrance hall the dual aspect L-shape sitting and dining room are complemented by the fitted kitchen with access out to a covered seating area. A stylish shower room with wc complete the ground floor accommodation. Driveway parking is available as well as a single part converted garage and car port. The enclosed and child friendly rear garden features a raised central lawn and extensive block paved seating area all flanked by a colourful variety of shrubs and flowers.



FIRST FLOOR

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 603 SQ FT / 56.0 SQ M
FIRST FLOOR = 627 SQ FT / 58.3 SQ M
GARAGE = 130 SQ FT / 12.1 SQ M
TOTAL = 1360 SQ FT / 126.4 SQ M
(EXCLUDING CAR PORT)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1319784)

Features

- An attractive and spacious detached family home
- Conveniently situated within easy access of amenities including shops, schooling and commuter links
- Four generous double bedrooms
- Modern family bathroom and separate ground floor shower room
- L-shape sitting and dining room
- Kitchen breakfast room with access to an outdoor covered seating area
- Off road parking, part converted garage and carport
- Enclosed and child friendly rear garden
- A well maintained family home
- Vendor suited

EPC Rating

Energy Efficiency Rating
Current D
Potential C

2, Coppice Road, Totton, Southampton, Hampshire, SO40 2QG

Ground floor

A covered entrance way and part glazed front door opens into the spacious and welcoming entrance hall fitted with quality oak flooring which complements the tasteful decor. A useful storage cupboard is situated under the stairs with a fully tiled shower room to the right with a wc, wash basin and shower cubicle. The L-shaped sitting and dining area enjoy a dual aspect and feature a coal effect electric fireplace set in a limestone surround and mantle, as a focal point to the room. The dining area offers ample space for family dining whilst overlooking the rear garden via glazed patio doors to a block paved seating area. Adjacent, the fitted kitchen offers a range of oak fronted wall and base units with contrasting worksurfaces and breakfast bar. A single oven, four burner gas hob and a extractor hood are all integrated with space and plumbing for a range of white goods. A glazed side door leads to a covered seating area and garden.

First floor

The open landing hosts the shelved airing cupboard and hot water tank with access to the insulated loft space via a hatch. The four double bedrooms are well proportioned with built in wardrobes to bedrooms one and two. The modern and fully tiled family bathroom comprises a panelled bath with electric shower over, vanity unit providing storage with a mounted wash basin, wc and a heated towel rail.

Parking

Off road parking is available on the driveway fronting the part converted single garage and adjoining carport. A secure rear door from the carport accesses the rear garden into the covered seating area.

Outside

A secure side gate and door to the rear of the carport lead to the enclosed and child friendly rear garden which features a useful covered seating area off the kitchen, perfect for al fresco dining or entertaining. A generous block paved seating area extends across the rear of the property with steps to the raised and neatly sculpted lawn flanked by well stocked beds creating a pleasant and colourful setting.

Location

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away. A nature reserve just at the end of the cul-de-sac offers the perfect spot for dog walking.

Anti money laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Calmore Infant & Junior School

Secondary School

Testwood School

Council Tax

Band E - New Forest District Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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