



64, Salisbury Road, Totton, SO40 3JB
£450,000

brantons

Features

- Extended Semi-Detached Family Home
- Four Bedrooms
- Lounge with Bay Window & Feature Fireplace
- Open Plan Dining Room Nestled in Heart of Home
- Modern Kitchen-Breakfast Room with Velux Style Window & French Doors
- Utility Room & Adjoining Shower Room
- Modern Family Bathroom
- Driveway Parking For at Least Two Cars
- Bar/ Entertainment Cabin
- Low Maintenance 'Lifestyle' Rear Garden



Property

Brantons Independent Estate Agents are delighted to offer for sale this extended semi-detached family home, conveniently situated in a central location within Totton.

The versatile layout begins with an entrance hall leading to; a welcoming lounge with bay window and feature fireplace, an open-plan dining room, and a modern kitchen-breakfast room with central island, and benefiting from a Velux-style window and French doors opening. There is also a useful utility room with adjoining shower room/ W.C. The first floor provides four bedrooms, including two generous double rooms, together with a modern family bathroom.

Externally, the property offers block-paved driveway parking for at least two cars, gated side access and a generous, low-maintenance rear garden which is predominantly laid to artificial lawn with a patio seating area and a good degree of privacy.

The garden also incorporates a substantial timber bar and entertainment cabin, complete with French doors, providing an excellent additional space for entertaining or relaxing. There is also a further outbuilding which could suit a variety of uses as a dedicated hobby space, or home working. The property is presented to a very good standard throughout, with a versatile layout that is well suited to modern family living.

The central Totton location provides convenient access to the town's wide range of shops, supermarkets, schools, amenities and transport links, with Totton railway station approximately 0.6 miles away and easy access to the motorway network.

Southampton city centre is approximately 4.4 miles away, whilst the New Forest Park boundary is around 1.9 miles from the property. An internal inspection is strongly recommended to fully appreciate the accommodation, flexibility and location on offer.

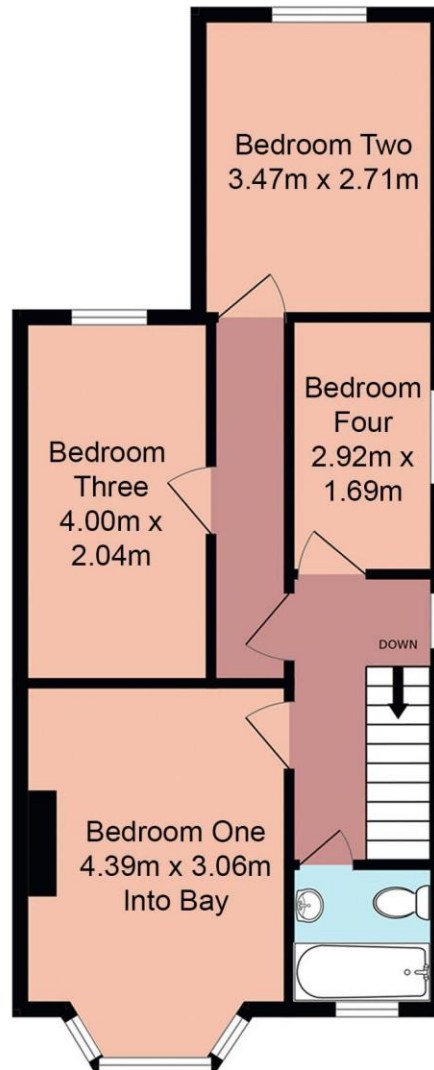
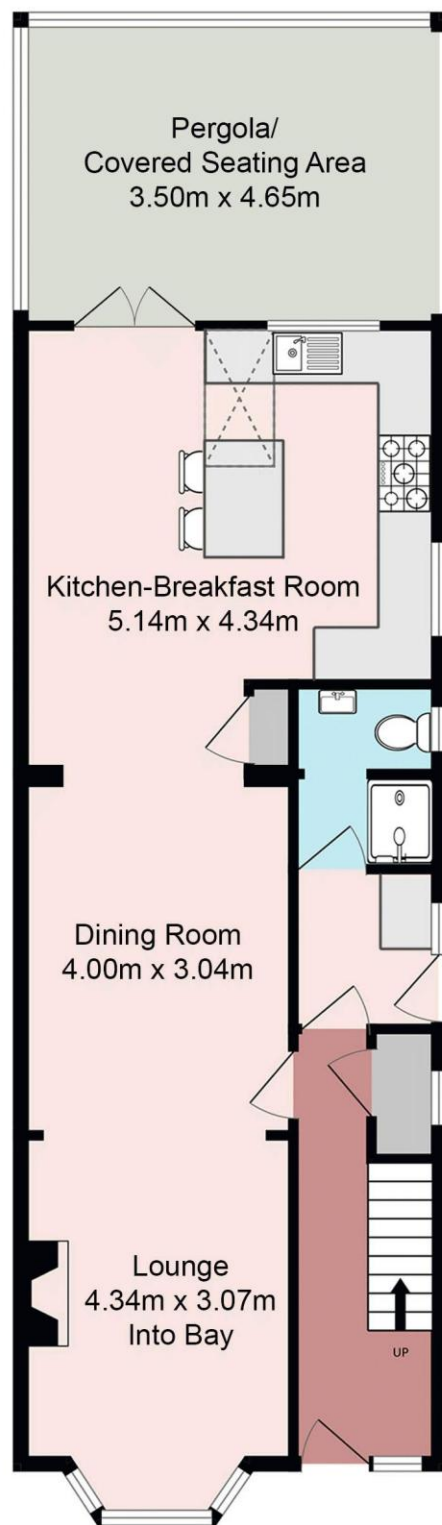


Area

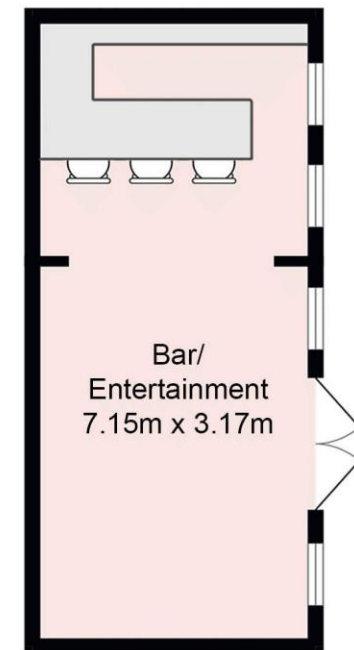
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Outbuilding Two
(position not relative to property)



Outbuilding One
(position not relative to property)

Accommodation

Hall 15' 5" x 5' 6" (4.71m x 1.67m)

Lounge 14' 3" x 10' 1" (4.34m x 3.07m) Into Bay

Dining Room 13' 1" x 10' 0" (4.00m x 3.04m)

Kitchen-Breakfast Room 16' 10" x 14' 3" (5.14m x 4.34m)

Pergola/ Covered Seating Area 11' 6" x 15' 3" (3.50m x 4.65m)

Shower Room 7' 8" x 5' 6" (2.34m x 1.67m)

Utility Room 6' 0" x 5' 4" (1.83m x 1.62m)

Bedroom One 14' 5" x 10' 0" (4.39m x 3.06m) Into Bay

Bedroom Two 11' 5" x 8' 11" (3.47m x 2.71m)

Bedroom Three 13' 1" x 6' 8" (4.00m x 2.04m)

Bedroom Four 9' 7" x 5' 7" (2.92m x 1.69m)

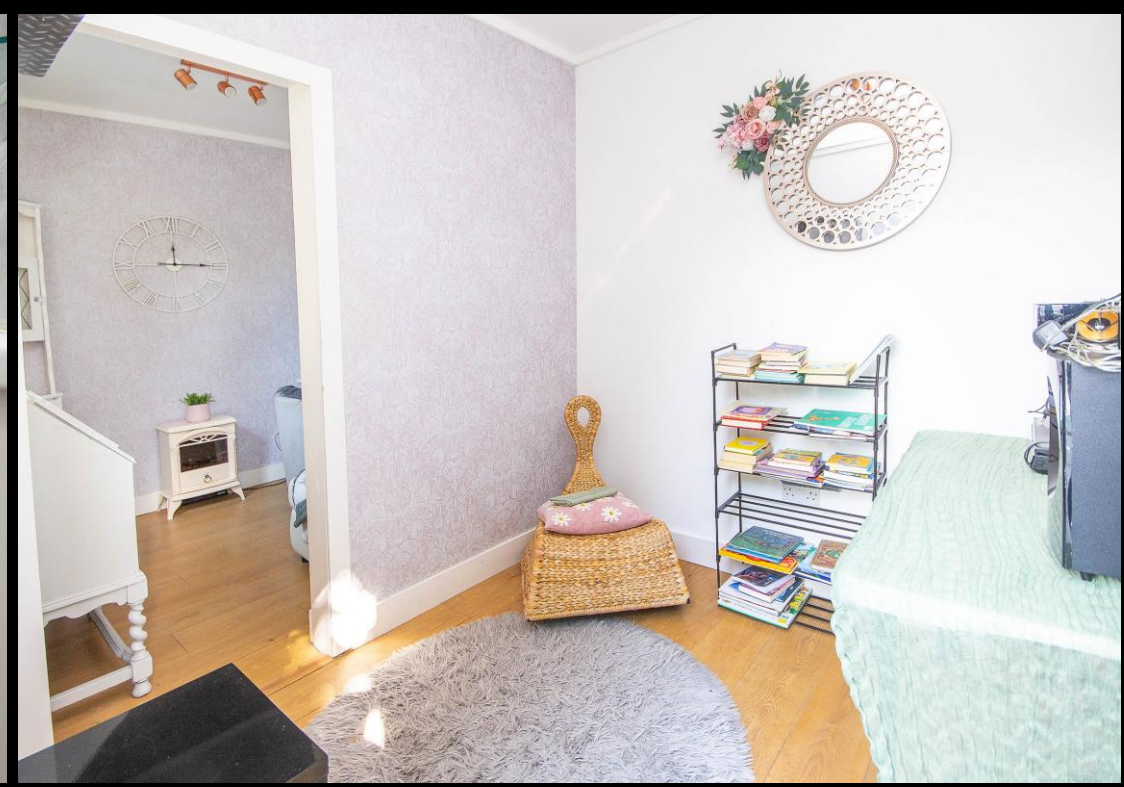
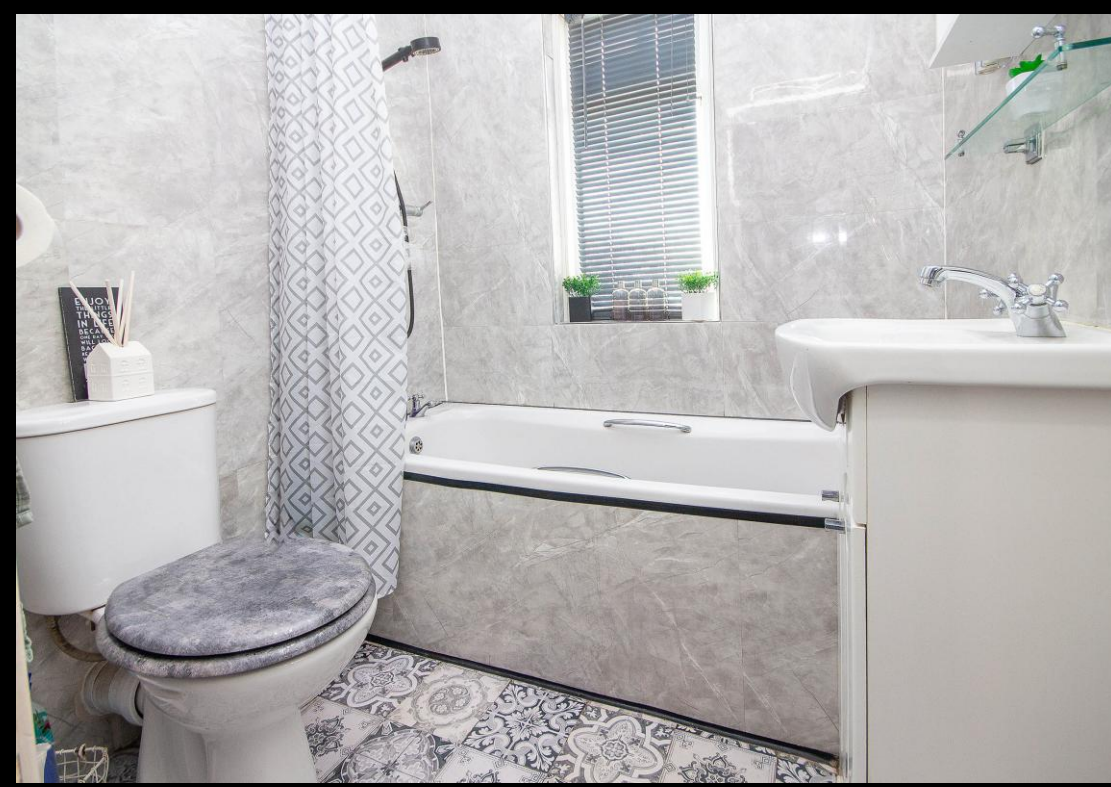
Bathroom 5' 6" x 5' 4" (1.67m x 1.62m)

Bar/ Entertainment Cabin 23' 5" x 10' 5" (7.15m x 3.17m)

Outbuilding Area One 7' 3" x 7' 5" (2.22m x 2.27m)

Outbuilding Area Two 7' 3" x 7' 5" (2.22m x 2.25m)





Directions

1) From our head North West on Salisbury Road A/36 for approximately 0.25 miles. 2) The property will be found on the right hand side.

Distances

Motorway: 1.2 miles

Southampton Airport: 8.4 miles

Southampton City Centre: 4.4 miles

New Forest Park Boundary: 1.9 miles

Train Stations

Ashurst: 3.6 miles

Totton: 0.6 miles

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant: Oakfield

Junior: Oakfield

Senior: Testwood

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON	Energy rating
Valid until	Certificate number

Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

EPC PENDING

