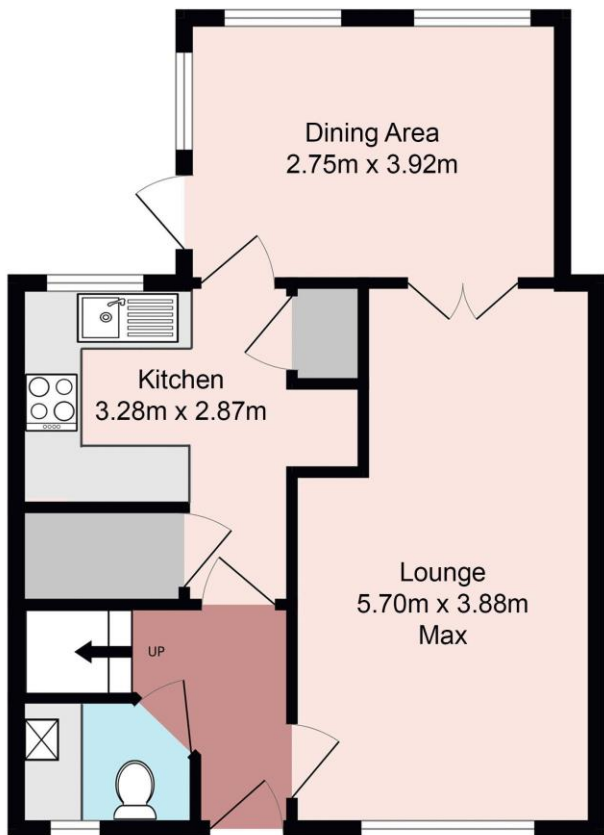




4, Stannington Way, Totton, SO40 3QT
£355,000

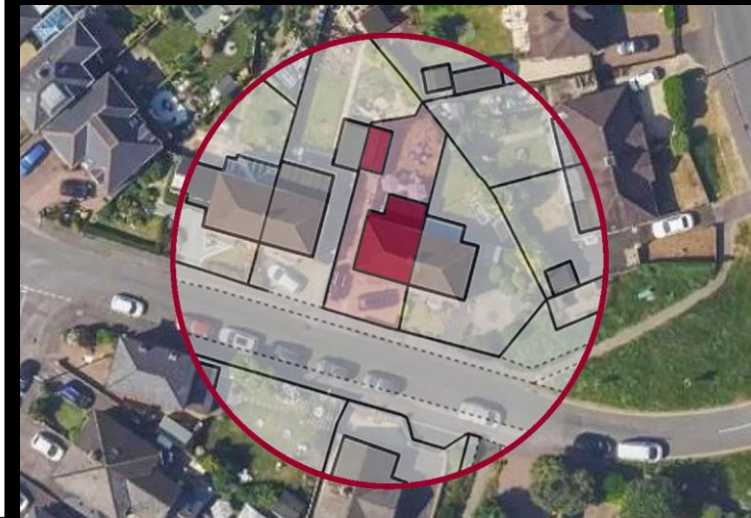
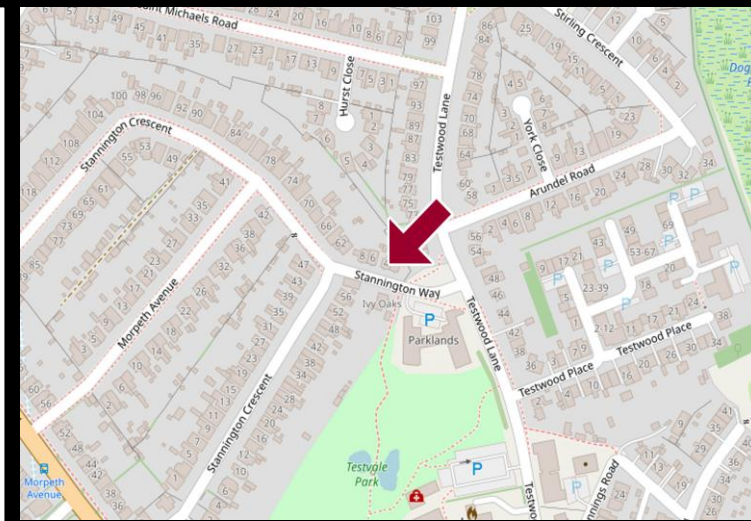
brantons



Ground Floor
44.7 sq.m. approx.



1st Floor
34.0 sq.m. approx.



Accommodation	
Lounge - 18' 8" x 12' 9" (5.70m x 3.88m)	Bedroom Two - 7' 7" x 10' 6" (2.32m x 3.21m)
Dining Area - 9' 0" x 12' 10" (2.75m x 3.92m)	Bedroom Three - 6' 5" x 9' 5" (1.95m x 2.87m)
Kitchen - 10' 9" x 9' 5" (3.28m x 2.87m)	Bathroom - 7' 7" x 7' 4" (2.32m x 2.24m)
W.C - 4' 4" x 6' 1" (1.33m x 1.86m)	-
Bedroom One - 12' 2" x 9' 5" (3.70m x 2.87m)	-

Property
Brantons Independent Estate Agents are delighted to present for sale this semi-detached house, offered to the market with no forward chain. The ground floor comprises an entrance hall with stairs leading to the first floor, a spacious lounge, providing a comfortable setting for relaxation, and a separate dining area, ideal for family meals and entertaining. The kitchen offers a practical layout with scope for personalisation, while a ground-floor cloakroom adds further convenience. Upstairs, the property offers three bedrooms, including a generous master bedroom, a second bedroom and a third bedroom that could also lend itself to use as a home office or nursery, together with a sizable modern family bathroom. Externally, the property benefits from a private rear garden, largely laid to lawn and providing an excellent space for children, outdoor relaxation and entertaining during the warmer months. To the front, there is parking for several vehicles, with vehicular gates providing access to a detached garage, offering valuable additional storage or potential workshop space. With its versatile accommodation, ample off-road parking, detached garage and the advantage of no forward chain, this property represents an appealing prospect for a range of buyers. An early viewing is strongly recommended to appreciate the space and potential on offer.

Features
NO FORWARD CHAIN - Semi Detached Family Home - Three Bedrooms - Spacious Lounge - Modern Kitchen - Dining Area - Utility/ W.C - Sizable Family Bathroom - Driveway Parking Leading to Detached Garage - Convenient Central Totton Location

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.1 miles
Council Tax Band: C	Southampton Airport: 8.3 miles
Tenure Type: Freehold	Southampton City Centre: 4.4 miles
School Catchments	New Forest Park Boundary: 1.8 miles
Infant: Oakfield	Train Stations
Junior: Oakfield	Ashurst: 3.5 miles
Senior: Testwood	Totton: 0.5 miles

Directions
1) From our office, head north on Salisbury Road for approximately 230 yards. 2) Turn right into Stannington Crescent. 3) At the end of the road turn right onto Stannington Way.

Energy Performance

Energy performance certificate (EPC)

4 Stannington Way
Totton
SOUTHAMPTON
SO40 3QT

Energy rating

C

Valid until:

2 November 2031

Certificate number:

0025-3911-9209-6204

Property type

Semi-detached house

Total floor area

81 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

