



3 Friars Croft | £355,000
Calmore, Southampton, Hampshire, SO40 2SS

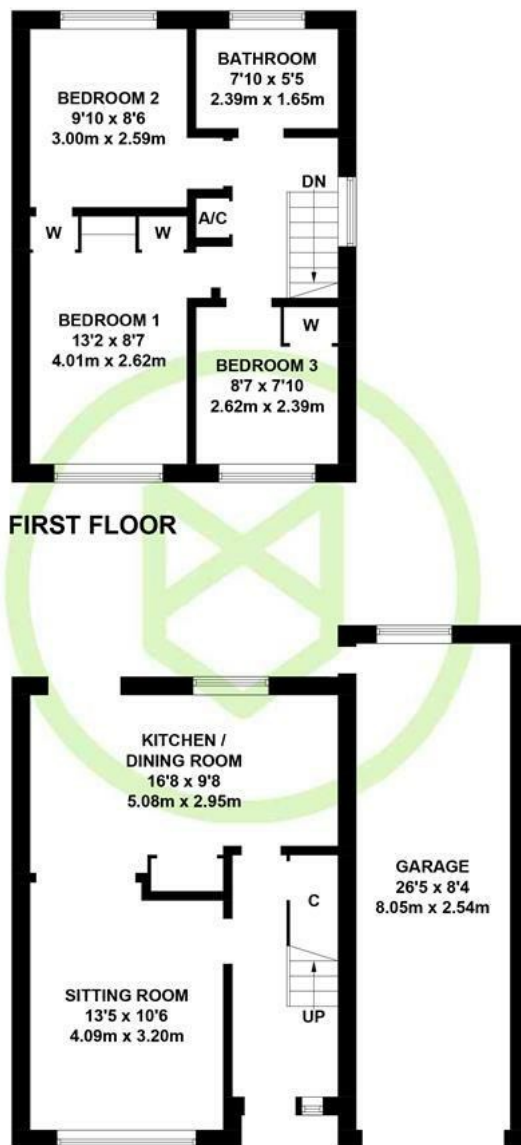
 Henshaw Fox



3 Friars Croft
Calmore, Southampton, Hampshire, SO40 2SS

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GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA

GROUND FLOOR = 387 SQ FT / 36 SQ M

FIRST FLOOR = 395 SQ FT / 36.7 SQ M

GARAGE = 222 SQ FT / 20.6 SQ M

TOTAL = 1004 SQ FT / 93.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID984445)

Summary

This immaculate semi detached family home is positioned on one of the most desirable roads locally. The three bedrooms on the first floor are served by a stylish tiled bathroom, with the ground floor enjoying an open plan layout and social feel. The sitting room adjoins the open plan kitchen dining room with sliding doors out to the patio and rear garden enjoying a sunny southerly aspect. Parking is available on the driveway which fronts the extended 27ft garage/workshop, fitted with a remote roller door and access to the rear garden.

Summary

- An immaculate semi detached home
- Three bedrooms with fitted storage to beds 1 & 3
- Open plan kitchen and dining room
- Sitting room with marble fireplace
- Beautifully presented inside and out
- Stylish fully fitted bathroom
- Off road parking with extended garage/workshop
- Landscaped gardens with manicured lawns
- Large patio area and sunny southerly aspect
- Easy access to local amenities

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

The covered entrance and composite part glazed front door opens into the welcoming entrance hall with storage available under the stairs and immaculate décor which extends throughout this lovely home. The sitting room features a pebble effect electric fireplace with marble surround and hearth. The open plan kitchen and dining room overlooks the private rear garden with sliding doors to the patio seating area. The fitted kitchen offers a range of white gloss fronted wall and base units with granite effect worksurfaces and inset composite sink and drainer. Integrated appliances include a single oven, ceramic hob with extractor over, plumbing for washing machine and space for fridge freezer.

First Floor

The first floor landing allows access to the fully boarded loft space fitted with a pull down ladder, power and light and a shelved airing cupboard housing the immersion tank. Bedroom one is fitted with built in wardrobes and vanity unit. Bedroom two is a generous double room with a single third bedroom with fitted wardrobes and drawer unit. The stylish fully tile bathroom comprises a white suit with shower over the bath, vanity unit with mounted wash basin and storage, concealed cistern and wc.

Parking

Off road parking is available on the neatly block paved driveway fronting the extended garage/workshop extending to 27' and fitted with a remote roller door and access into the rear garden.

Outside

The immaculate rear garden enjoys a sunny southerly aspect with large patio area, ideal for entertaining or al fresco dining. The manicured lawn is bordered by well stocked beds planted with a colourful arrangement of flowers.

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 which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links with the New Forest National Park approximately a mile away. A range of amenities including local shop, public house and schooling are all close by.

Sellers Position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Calmore Infants & Middle School

Secondary School

Testwood School

Council Tax

Band C - New Forest District Council

Terms & Conditions

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, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

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