



Hounsdown Close, Totton
Southampton

£335,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- Well-Presented Three Bedroom Semi-Detached Home
- Dual-Aspect Lounge
- Dual-Aspect Kitchen - Dining Room
- Fully Glazed Conservatory Overlooking the Rear Garden
- Modern Refitted Shower Room
- Separate First-Floor WC
- Landscaped Low-Maintenance Rear Garden
- Powered Timber Garden Cabin
- Double Glazed Windows And Gas Central Heating
- Highly Regarded School Catchments

Hamwic Independent Estate Agents are delighted to offer for sale this well-presented and modernised three-bedroom semi-detached home, pleasantly positioned within a cul-de-sac in the sought-after Hounslow area of Totton.

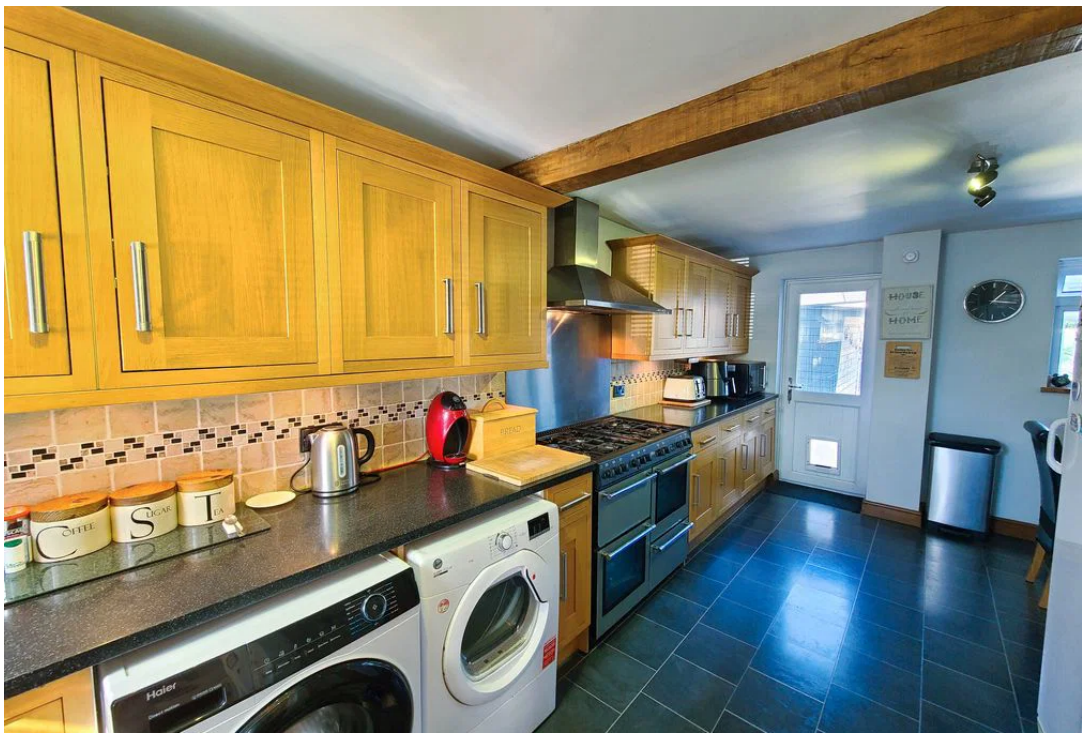
The property offers a bright and practical layout with a dual-aspect lounge, dual-aspect kitchen/dining room, conservatory, three bedrooms, modern refitted shower room and separate WC, while outside both the front and rear gardens have been thoughtfully landscaped to create attractive, low-maintenance spaces.

Further benefits include double glazed windows, gas central heating and a useful powered garden cabin, making this an appealing option for first-time buyers, couples or families looking for a home with plenty of usable space both inside and out.

Construction & Services

Brick Under Tiled Roof
Mains Water / Mains Electric
Gas Central Heating
Double Glazed Windows
Council Tax Band B - NFDC





GROUND FLOOR - The property enjoys an attractive frontage enclosed by a low-level brick wall, with artificial turf and well-stocked flower beds. A pedestrian side gate provides rear garden access, while the entrance opens into a brick-built porch with double glazed window and space for coats and shoes.

The front door leads into the entrance hall with laminate flooring, radiator and smooth ceiling. Stairs rise to the first floor, with an archway into the kitchen/dining room and a separate door to the lounge.

The lounge is a bright dual-aspect reception room with a front window and sliding doors into the conservatory. Features include faux timber beams, a chimney breast with multi-fuel burner and engineered oak-effect laminate flooring.

The kitchen/dining room is also dual aspect, with windows to the front and rear. It is fitted with base and eye-level units, work surfaces and space for a range-style gas cooker, washing machine and tumble dryer, together with an integrated dishwasher. Further features include laminate flooring, understairs storage and a wall-mounted gas boiler. A rear door provides garden access.

The conservatory offers additional reception space overlooking the garden, with a brick base, double glazed windows, engineered oak-effect flooring, radiator, power, lighting and double doors outside.

FIRST FLOOR - The landing has fitted carpet, smooth ceiling, rear window and loft access.

Bedrooms One and Two are positioned at the front and feature fitted carpet, radiators and double glazed windows, with one also benefiting from storage above the stairs.

Bedroom Three overlooks the rear garden and includes fitted carpet, radiator and double glazed window.

The refitted shower room features fully tiled walls, walk-in shower with mixer shower, vanity wash hand basin, heated towel rail, recessed shelving and downlighting.

A separate fully tiled WC includes a low-level WC, radiator, downlighting and obscure rear window.

OUTSIDE - The landscaped rear garden provides a stylish, practical and low-maintenance outdoor space.

A paved patio immediately behind the property offers an ideal seating and entertaining area, with external power points and outside tap.

Steps rise to a raised garden area with contemporary glass and metal balustrading and artificial turf. A block-paved pathway leads to a substantial timber cabin measuring approximately 11'8" x 8'9" (3.62m x 2.71m), with power and lighting, ideal as a home office, hobby room or storage.

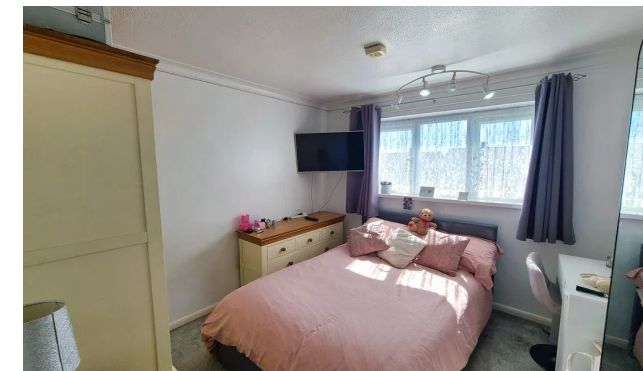
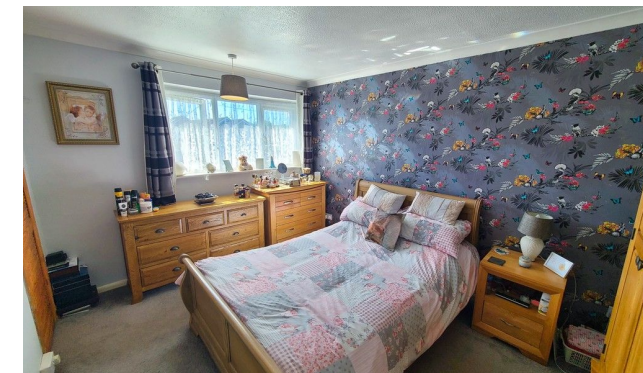
There is also a garden shed with power, lighting and electric heating.

The garden is enclosed by timber fencing and designed for easy maintenance while retaining plenty of usable outdoor space.





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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