



TOTTON



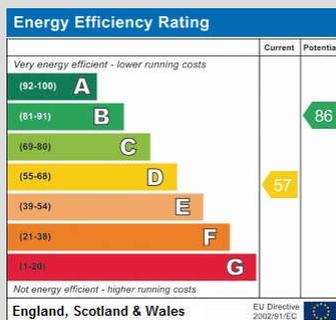
## SWALLOW CLOSE TOTTON, SOUTHAMPTON SO40 7JA

DETACHED FOUR BEDROOM HOUSE

- CUL-DE-SAC LOCATION •
- NO FORWARD CHAIN • GARAGE •
- DOUBLE GLAZED • GAS CENTRAL HEATING •
- SOUTHERLY ASPECT REAR GARDEN •

(ref: 774150 )

**£365,000**

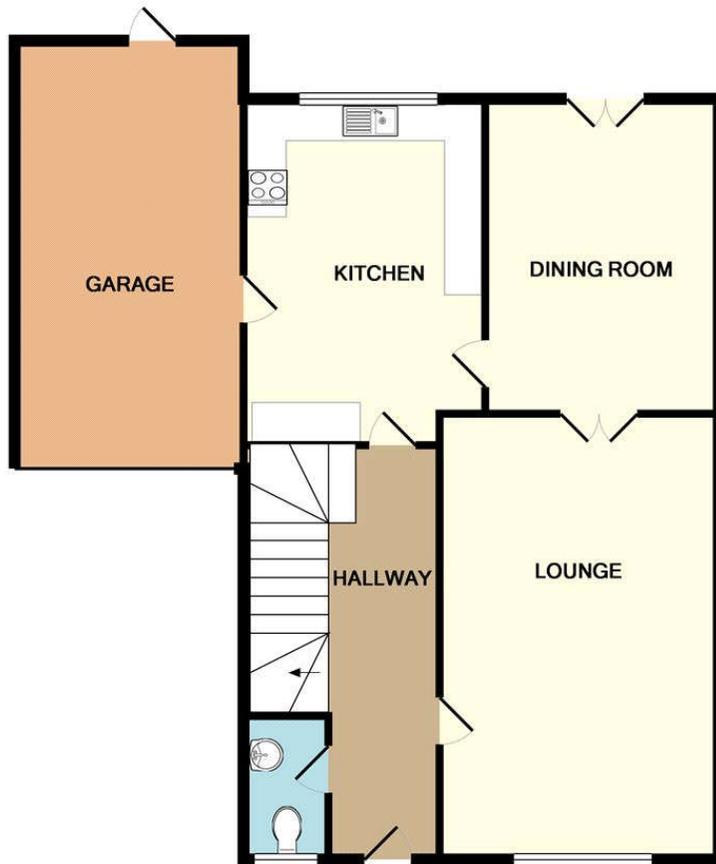


### The Property

Situated on a private residential cul de sac on a rarely available road in West Totton, Goadsby are pleased to present this lovely family home, offered with no forward chain. Benefiting from off road parking and with access to a garage at the front, the house has a southerly facing rear garden and is in very good order throughout. Internally, the downstairs offers spacious accommodation with a lounge, and a separate dining room accessed through glass doors. This leads out to the rear garden and also through to the kitchen, which has plenty of storage cupboards and a handy breakfast bar. The garage can also be accessed, which provides room for a family car and separate access to the garden. There is also a useful WC. Upstairs, the spacious hallway has an open feel and leads to four bedrooms. The master bedroom benefits from a smart ensuite and built in wardrobe, with the other two doubles providing plenty of space for beds and furniture. The house also has a good sized loft, ample off road parking, gas central heating and double glazing. The rear garden is a lovely space, southerly in aspect, mainly laid to lawn with a patio and side access. Offered with no forward chain this is a superb opportunity so please contact the office to arrange a viewing.

**Lounge** 5.08m (16'8) x 3.43m (11'3)  
**Dining Room** 2.92m (9'7) x 2.74m (9'0)  
**Kitchen** 2.97m (9'9) x 3.96m (13'0)  
**WC** 1.63m (5'4) x .97m (3'2)  
**Bedroom 1** 3.51m (11'6) x 3.07m (10'1)  
**En-Suite**  
**Bedroom 2** 3.15m (10'4) x 3.1m (10'2)  
**Bedroom 3** 4.88m (16'0) Max x 2.51m (8'3) Max  
**Bedroom 4** 2.46m (8'1) Max x 2.74m (9'0) Max  
**Bathroom** 2.67m (8'9) x 2.21m (7'3)  
**Garage** 5.08m (16'8) x 2.54m (8'4)  
**Garden**





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Metropix ©2016

Details prepared by Andrew Mathys

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

