



136 Calmore Road
Totton

paul jeffreys

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Totton | SO40 8GQ

Southampton – 8 miles, Lymington – 15 miles,
M27 – 2 miles
(distances are approximate)

A substantial 1930s detached family house, situated on large mature plot, with ample parking facilities, garage and carport

Double glazing, gas central heating, large UPVC double glazed conservatory



ACCOMMODATION

Entrance hall, lounge, dining room, large kitchen/family room, large conservatory, cloakroom, utility room, 4 bedrooms, bathroom

HALL Composite part glazed front door with glazed side panels, radiator, understairs cupboards, leaded light glazed panel above door to kitchen.

LOUNGE c.3.97m x 3.97m (13' x 13'). Open fireplace with brick surround, radiator, telephone and TV points, large walk-in corner bay window.

DINING ROOM c.3.97m x 3.28m (13' x 10'9"). Front aspect bay window, radiator, TV point, double doors to rear garden.

KITCHEN/FAMILY ROOM c.7.62m x 3.07m (25' x 10'1"). Kitchen Area: Attractive range of units comprising stainless steel 1.5 bowl sink unit with cupboards below, range of base units with cupboards & drawers with worktops above, integrated dishwasher, range of wall cupboards, 'Neff' gas hob, stainless steel extractor hood over hob, 'Neff' double oven, built in microwave, integrated fridge, radiator, side & rear aspect windows, part glazed door leading



to conservatory. Family Area: Side aspect window, glazed double doors to conservatory, breakfast bar, 'Ferroli' gas fired boiler, telephone & TV points.

CONSERVATORY c.5.24m x 3.87m (17'3" x 12'9"). Part brick cavity construction with UPVC double glazed units with pitched glass roof, wood effect laminate flooring, radiator, glazed double doors to rear garden, doors to:

CLOAKROOM WC, wash hand basin, electric heater.

UTILITY ROOM c.2.54m x 1.41m (8'4" x 4'8"). Plumbing for automatic washing machine and space for further appliances, electric heater, UPVC glazed door & window to rear.

AGENT'S NOTE The cloakroom and utility room are of single skin construction.

LANDING Hatch to loft with ladder, which is part boarded with power & light, front aspect window.

BEDROOM 1 c.3.97m x 3.97m (13' x 13'). Corner walk in bay window, two built in double wardrobes, radiator, telephone point.



BEDROOM 2 c.3.97m x 3.28m (13' x 10'9"). Front aspect bay window, radiator, TV point.

BEDROOM 3 c.3.08m x 2.59m (10' x 8'6" min. excl. recess). Radiator, TV point, side aspect window.

BEDROOM 4 c.3.05m x 2.46m (10' x 8'1"). Radiator, rear aspect window.

BATHROOM White suite comprising WC, pedestal wash hand basin, corner bath with tiled surround, shower cubicle with 'Triton' shower, extractor fan, radiator, rear aspect window.

OUTSIDE – FRONT GARDEN: Mature hedging to front boundary, the front garden itself is laid with tarmac and offers ample parking facilities for 6/7 cars with the driveway leading past the property on the right to the CARPORT c.5.00m x 5.00m (16'7" x 16'7") with double doors leading to GARAGE c.7.60m x 5.00m (25' x 16'7") with power & light. REAR GARDEN: c.30.6m x 16.2 (100' x 53'). Large patio, further paved covered seating area, wood store, steel shed, concrete hardstanding are to rear of garage, mature hedging. The garden offers a good degree of seclusion and is predominantly laid to lawn.

COUNCIL TAX BAND 'E' – payable 2019/20 - £2,210.06.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 154.5 sq. metres (1662 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD.



NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/04.19

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



DIRECTIONS From the centre of Totton leave via Ringwood Road and pass over the 1st mini roundabout continuing to the traffic lights. Turn right into Calmore Road and continue for approx. ¼ mile and the property will be found on the right, indicated by our For Sale board.

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