



10 Garland Way, Totton SO40 8XU

paul jeffreys



A SPACIOUS 3 BEDROOM DETACHED HOUSE
CONSTRUCTED IN 2000

Offering kitchen/dining room, cloakroom, 3 good sized bedrooms, en-suite shower room, attractive gardens, UPVC double glazing, gas central heating

ACCOMMODATION

Entrance hall, lounge, kitchen/dining room, cloakroom, 3 bedrooms, en-suite shower room, family bathroom

ENTRANCE HALL Part glazed front door, wood laminate flooring, radiator, staircase and door to:

LOUNGE c.4.91m x 3.35m to 2.99m (16'1" x 10'11" to 9'9"). (Measurements exclude walk-in bay window). Front aspect bay window, TV and telephone points, wood laminate flooring, gas coal effect fire with marble effect surround and hearth, wood surround and mantel. Good sized understairs cupboard and door to:

KITCHEN/DINER c. 3.79m x 2.92m (12'5" x 9'7"). (Measurements exclude recess which has door to garage and door to cloakroom. Comprising inset acrylic 1.5 bowl sink unit, one cupboard below and integrated dishwasher and adjoining worktop with space and plumbing for washing machine. Range of base units with cupboards and drawers with worktops above and tiled splashbacks with concealed lighting over. Integrated fridge and freezer, range of wall cupboards, one housing 'Potterton Suprima' gas fired boiler. 'Ariston' gas hob with extractor

hood over and 'Ariston' electric double oven below. Tiled floor, space for dining table, two rear aspect windows, glazed double doors leading to rear garden, door to garage and door to:

CLOAKROOM White suite comprising close coupled WC, pedestal wash hand basin with tiled splashback, radiator, tiled floor and rear aspect window.

LANDING Hatch to loft space. Radiator.

BEDROOM 1 c.4.32m x 3.34m to 2.85m (14'2" x 10'11" to 9'4"). (Measurements include fitted wardrobes). Front aspect window, radiator, range of built-in wardrobes with box cupboards above bed area, two bedside cabinets and chest of drawers. TV point, telephone point and radiator. Airing cupboard with lagged tank and immersion. Door to:

EN-SUITE Comprising white suite with large fully tiled shower cubicle with plumbed in shower with folding doors, WC, pedestal wash hand basin with tiled splash backs, tiled floor, extractor fan, radiator, shaver socket and front aspect window.

BEDROOM 2 c.5.36m x 2.52m (17'7" x 8'3"). Two radiators, front and rear aspect windows.



BEDROOM 3 c.3.61m x 2.24m (11'10" x 7'4"). (Measurements include built-in wardrobes). Radiator and rear aspect window.

BATHROOM White suite comprising panelled bath with part tiled surround with mixer tap shower attachment, pedestal wash hand basin, close coupled WC, tiled splash backs, radiator, shaver socket, extractor fan, tiled floor and rear aspect window.

OUTSIDE

FRONT GARDEN Small area of front garden which is laid with gravel interspersed with mature shrubs and bushes.

Drive with parking for one car leading to

GARAGE c.5.28m x 2.50m (17'3" x 8'2") Power, light and door to Kitchen/Diner. Side pedestrian access via wooden gate leading to:

REAR GARDEN: Very attractively laid out with large 'L' shaped paved patio bordered by mature flower and shrub bed. Numerous mature shrubs and bushes, lawned area, timber shed, outside tap.

COUNCIL TAX BAND 'E' – payable 2021/22 - £2294.93

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 97.3 sq. metres (1047sq. 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.

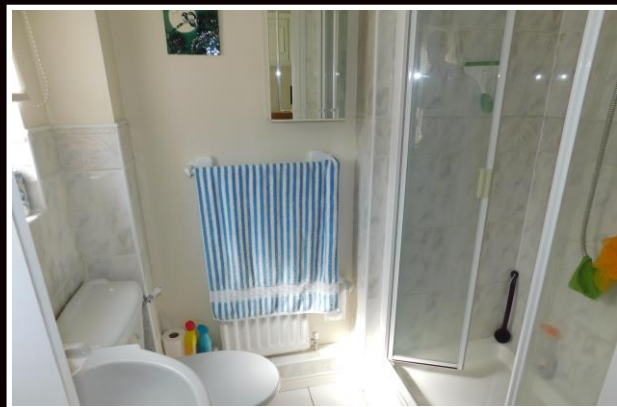
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via Southampton Road onto the Marchwood bypass A326. Continue and upon reaching the roundabout with Morrisons, turn right and then across the next roundabout into Michigan Way and Garland Way will be found as the first turning on the left hand side. The Property will be located near the end on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

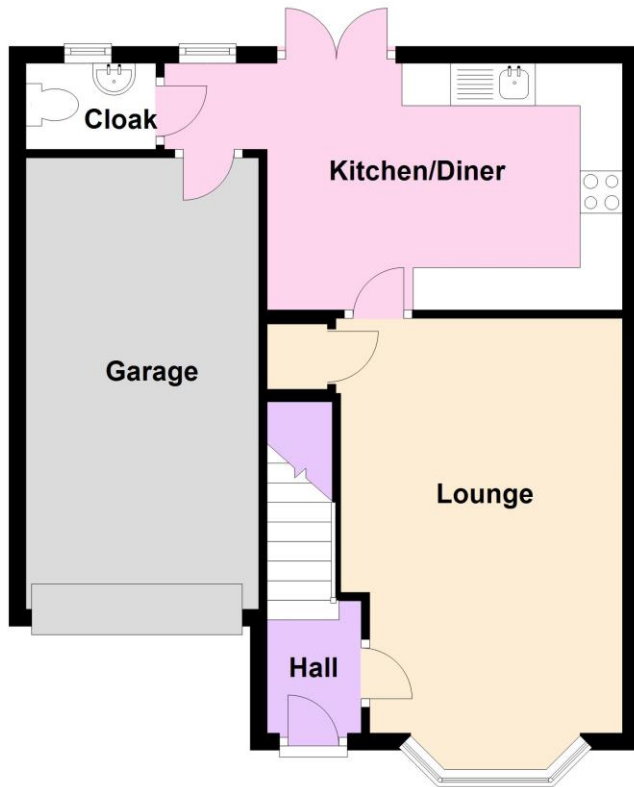
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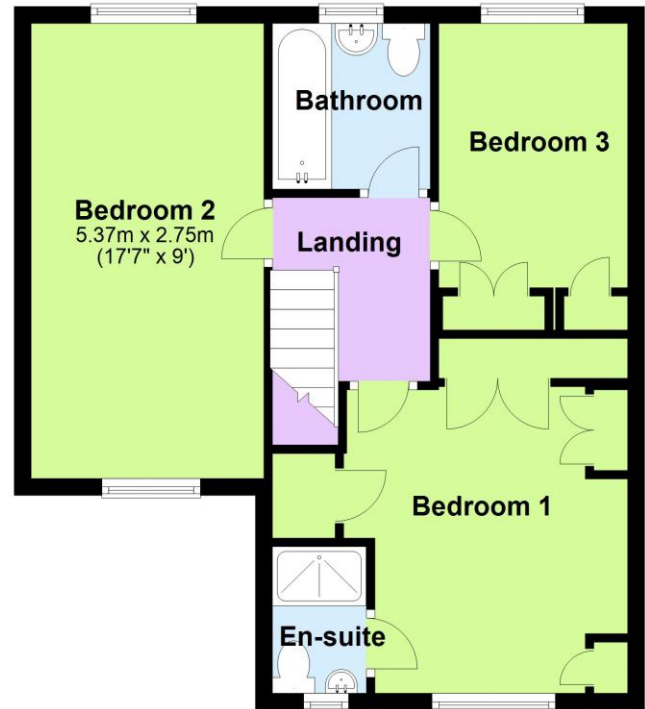
Ground Floor

Approx. 51.8 sq. metres (557.3 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



Total area: approx. 100.2 sq. metres (1078.9 sq. feet)

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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

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