



TOTAL APPROX. FLOOR AREA 1092 SQ.FT. (101.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Dorland Gardens, Totton, Southampton £350,000  
Modern, Link Detached Home || Four Bedrooms || Separate Annexe Option || Delightful Garden || Ample Parking || No onward chain



### The House

To the ground floor the accommodation offers flexible family living, a cosy sitting room with gas fire, leads to the open plan kitchen / dining room with an abundance of light coming from the very special sun room which has been added by the current owners. The sun-room is of particular note with double French doors leading onto the garden, created to give the option of a separate annexe, this in turn leads to the downstairs bedroom and en-suite shower room. To the first floor are three bedrooms and a family bathroom, two of the bedrooms have fitted wardrobes and the third would be ideal as a study or craft room. The home has gas central heating and all other mains services.



### Outside

To the front of the property is a block paved driveway with parking for 2-3 cars as well as a tarmac hard standing for extra vehicles if need be. The garden can be accessed via the secure side gate

where there is a pretty walk way leading onto the garden. Two large sheds offer ample storage the garden is private and secure and mainly laid to lawn with some plant and shrub borders.

### Position

The home is situated within a quiet no-through road, there are two lovely parks within walking distance which offer a range of leisure facilities. The home is also within the catchment area for Hazelwood Primary School and Hounslow School which have both been rated Excellent by OFSTED. There is a cycle path leading into Southampton for the commuter, as well as lovely walks nearby leading onto the New Forest National Park. Ashurst Train station is nearby as well as the airports at Southampton and Bournemouth with excellent onward transport links.

