



**FELLS GULLIVER**  
ESTATE AGENTS

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# 9 Peregrine Close, Totton, SO40 8UG

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£415,000

- Modern detached family home located in a quiet cul-de-sac
- Kitchen with integrated appliances
- Three bedrooms
- two reception rooms and conservatory
- Potential to extend STPP
- Four piece bathroom suite and downstairs cloakroom
- Garage and off road parking
- Private and low maintenance rear garden
- Offered with no forward chain





3



1



2

We are delighted to bring this much loved family home to the market for the first time in 40 years. Situated in a quiet cul de sac this three bedroom detached house is being offered with no forward chain.



Upon entering through the front door, you'll find a conveniently located cloakroom immediately to your left. To the right is the sitting room, while straight ahead at the end of the hallway is the kitchen, with the stairwell leading to the first floor.

The sitting room is spacious, boasting a large bay window overlooking the front garden. A centrally positioned fireplace serves as the focal point of the room.

The kitchen features a selection of wall and floor-level cabinets with matching worktops. Integrated appliances include a slimline dishwasher, fridge, washing machine, and electric oven with gas hob. Additionally, a spacious understairs cupboard offers convenient additional storage.

A door from the kitchen leads to the adjacent dining room, offering plenty of space for family dining and entertaining. There is potential to remove the wall between the kitchen and dining room, which could create a larger open-plan kitchen dining area, should that be appealing.

French doors seamlessly connect the dining room to the conservatory, a delightful addition that extends the living space and offers views of the low-maintenance garden.







Upstairs, the landing provides access to all bedrooms, the loft, the airing cupboard, and the four-piece family bathroom.

The principal bedroom, located at the front of the house, is a spacious bedroom featuring a built-in double wardrobe. Bedroom two, also a generous in size includes a double built-in wardrobe, while bedroom three offers ample space as a good-sized single room.

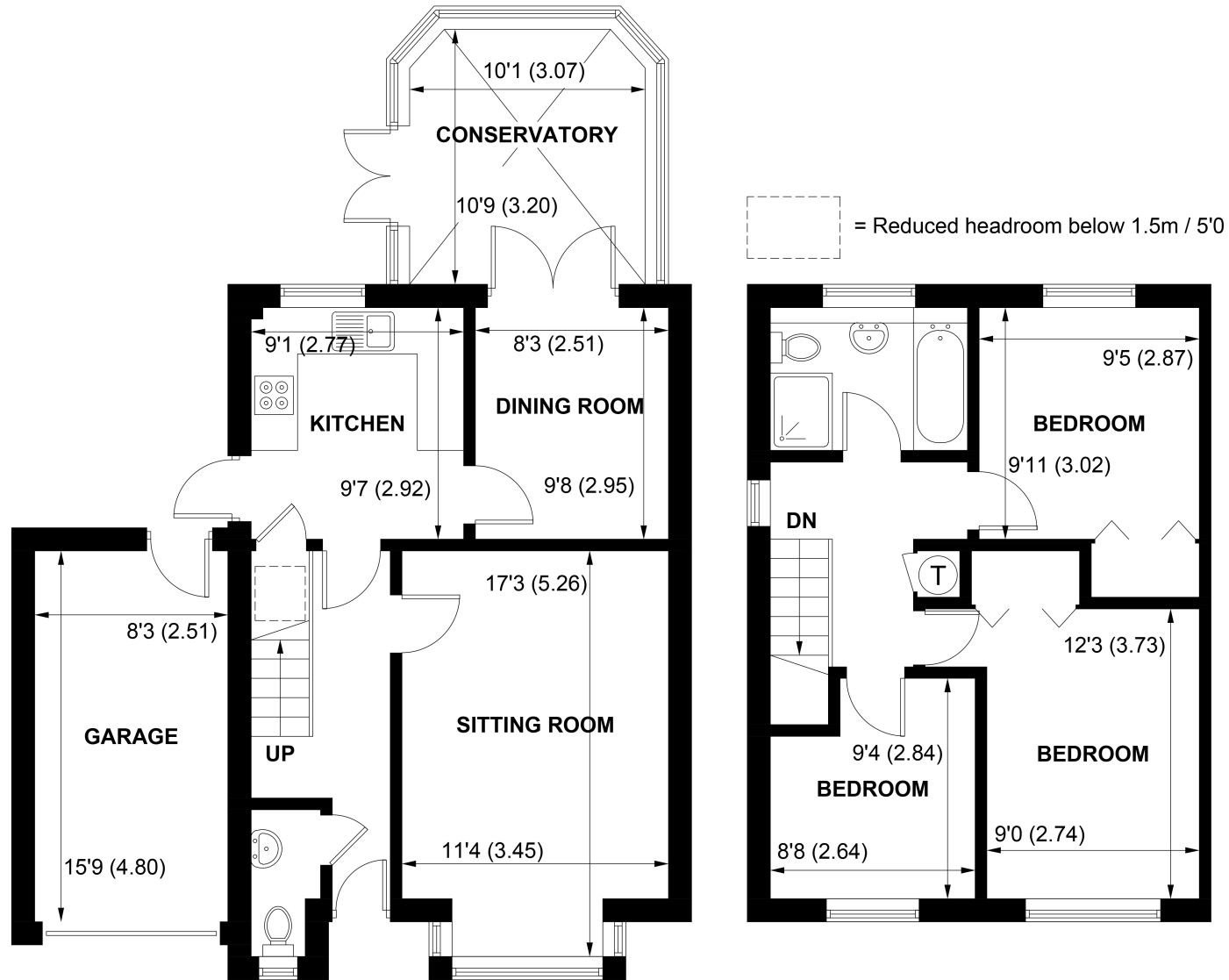
The family bathroom accommodates a four-piece bathroom suite.

Outside, the rear garden offers exceptional privacy, with no properties to the rear, providing a delightful secluded space to enjoy the sunny aspect. The garden is designed for low maintenance and predominantly laid with patio.

The front garden features a small lawn area bordered by a hedge and flower bed. A driveway provides off-road parking for two vehicles and access to the garage.

The garage offers an additional parking space or serves as valuable storage space. Extra storage is available in the eaves of the roof.





**GROUND FLOOR**

**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1043 SQ FT / 96.9 SQ M**

**GARAGE = 130 SQ FT / 12.1 SQ M**

**TOTAL = 1173 SQ FT / 109 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced by Emzo Marketing**



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