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# 37 Brunswick Place, Totton, SO40 8AJ

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£460,000

- Modern four bedroom townhouse
- Large kitchen dining room with integrated appliances and quartz worksurfaces
- Dual balconied sitting room with views over Totton and Ealing cricket pitch
- Principal bedroom with ensuite and balcony with fantastic views
- Built by renowned local builders Linden Homes in 2012
- Spacious and versatile accommodation over three floors
- Beautifully maintained gardens
- Large garage with space for a car and storage
- Gated and secure off road parking for 1/2 cars
- Only a short walk into central Totton and all of its amenities







4



3



2

**This stunning four-bedroom townhouse built by Linden Homes in 2012 offers versatile and spacious accommodation over three floors.**

**Nestled in a quiet cul-de-sac, it boasts an incredible outlook over Totton and Ealing cricket ground from all levels.**





The front door leads directly into the entrance hallway. From here, you'll find the downstairs cloakroom, utility room and kitchen dining room. Stairs lead up to the first-floor accommodation.

The kitchen dining room serves as the heart of the home, featuring modern kitchen units and beautiful quartz work surfaces. With integrated appliances and plenty of space for a large dining set, it's the perfect place to entertain friends. Plus, you can enjoy views over the back garden and patio while dining or watch a game of cricket whilst stacking the dishwasher.

As you ascend the stairs to the first floor, a large picture window floods the landing and stairwell with natural light. The landing provides access to bedroom four, currently utilised as an office, and bedroom three, a spacious room presently serving as a second sitting room. Additionally, there is a modern shower room and a large dual-aspect living room. Stairs lead up to the second floor.

The living room is a fantastic space with dual aspect balconies at either end, contributing to its bright and airy feel. The larger balcony offers views of the southerly aspect rear garden, providing ample space for outdoor furniture. Meanwhile, the Juliet balcony offers direct views over the adjoining cricket ground.











The second-floor landing gives access to the principal bedroom, bedroom two, and the family bathroom, with an airing cupboard housing the pressurised water system.

The principal bedroom boasts an impressive space, complete with fitted wardrobes and a convenient ensuite shower room. Step out onto the balcony for stunning views of the adjoining cricket pitch and surrounding area.

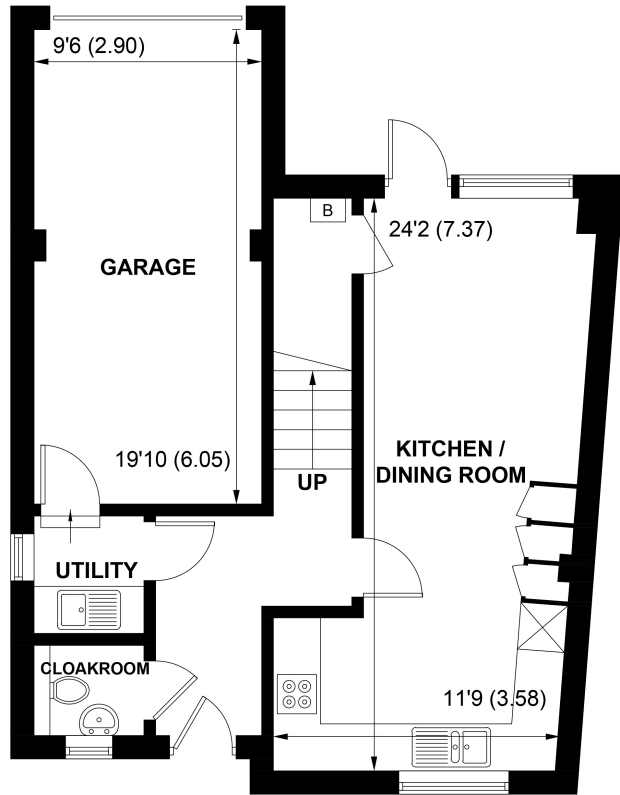
Bedroom two is equally spacious, featuring fitted wardrobes and direct access to the main family bathroom via a 'jack and jill' door. Enjoy further lovely views through the large picture window.

The family bathroom offers a modern three-piece suite for added comfort and convenience.

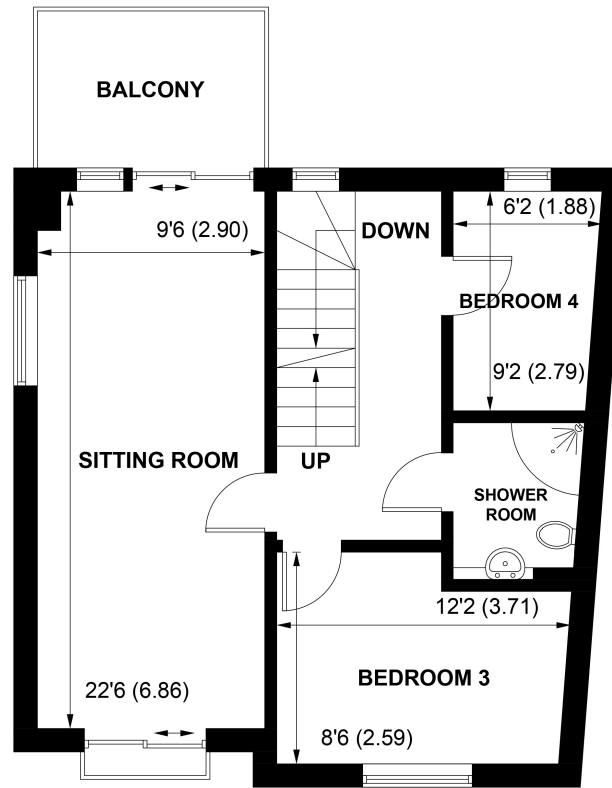


Externally, the rear garden is fully wall enclosed with wrought iron double gates granting access to the driveway and garage. The beautifully maintained garden is largely laid to lawn with a variety of flowers, shrubs and trees. A large patio area equipped with an electric sun blind provides an ideal place for alfresco dining. The garden is southerly aspect so is bathed in sun from morning until dusk. An outside tap provides convenience for your gardening needs.

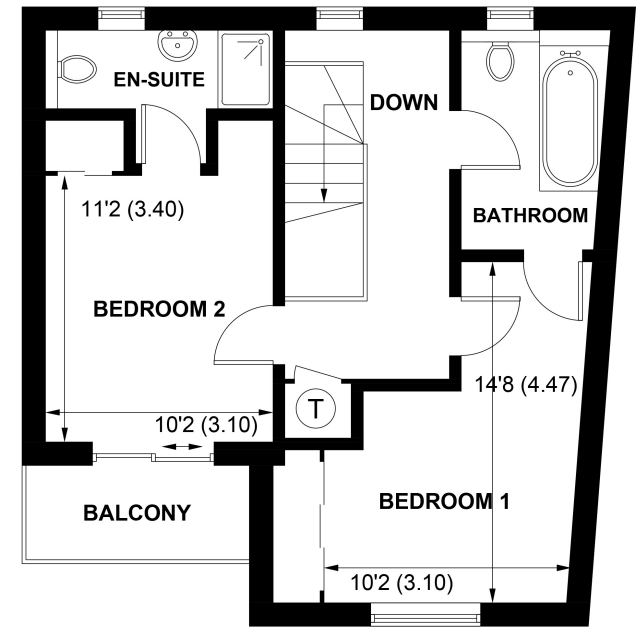




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1616 SQ FT / 150.1 SQ M  
(INCLUDING GARAGE)**

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