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# 9 Ruby Close, Totton, Southampton, SO40 2BF

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£575,000

- Detached executive four double bedroom home
- Kitchen breakfast room with separate utility
- Sitting room with large square bay window
- Dining room with French doors opening into garden
- Fabulous conservatory with outlook over garden
- Newly fitted ensuite and family bathroom
- A quiet and hidden away cul de sac
- Garage and driveway providing off road parking







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Presenting a charming four double-bedroom detached family home, set within a quiet cul-de-sac of executive homes. This stunning property occupies a prime position in the popular Hazel Farm development on the outskirts of West Totton.

Ruby Close and The Hazel Farm development enjoy a practical proximity to Morrisons superstore. Just a short 7-minute drive by car (2 miles) away lies Totton Centre, housing an extensive selection of local amenities and services. The amenities include superstores, diverse dining options, a variety of pubs, and recreational facilities. The M27 is easily accessible at around 2.5 miles distance, while Totton also has a mainline railway station, offering connections to Southampton, Southampton Airport, London, Bournemouth, and Portsmouth.





Upon entering the hallway through the recently installed composite front door, you're greeted by a pleasant and functional space that offers access to the conveniently located cloakroom, a doorway leading to the sitting room, and the staircase ascending to the first-floor accommodation.

The sitting room is a bright and spacious area featuring a square bay window that overlooks the front garden. It provides a generous area for sizeable sitting room furniture and serves as a welcoming space for socializing with friends and family.

Positioned to the rear of the sitting room, the dining room enjoys a sunny aspect and boasts French doors that open onto the garden.

Adjacent to the dining room, the kitchen breakfast room also accommodates a practical utility room and opens up via French doors to the conservatory.

This versatile conservatory, perfect for enjoying all year round, provides charming views of the carefully tended lawn and abundantly stocked garden.











Upstairs, a generously proportioned landing grants access to all four bedrooms and the recently upgraded family bathroom. Positioned at the rear of the house, bedroom one offers ample space and is complemented by built-in wardrobes and a newly renovated, modern ensuite shower room. This ensuite boasts meticulous detailing, including a dis-misting mirror with Bluetooth capabilities. The remaining bedrooms, all of which are doubles, equally impress with their size. The final touch on the first-floor accommodation is the newly completed family bathroom, featuring a contemporary design suite.

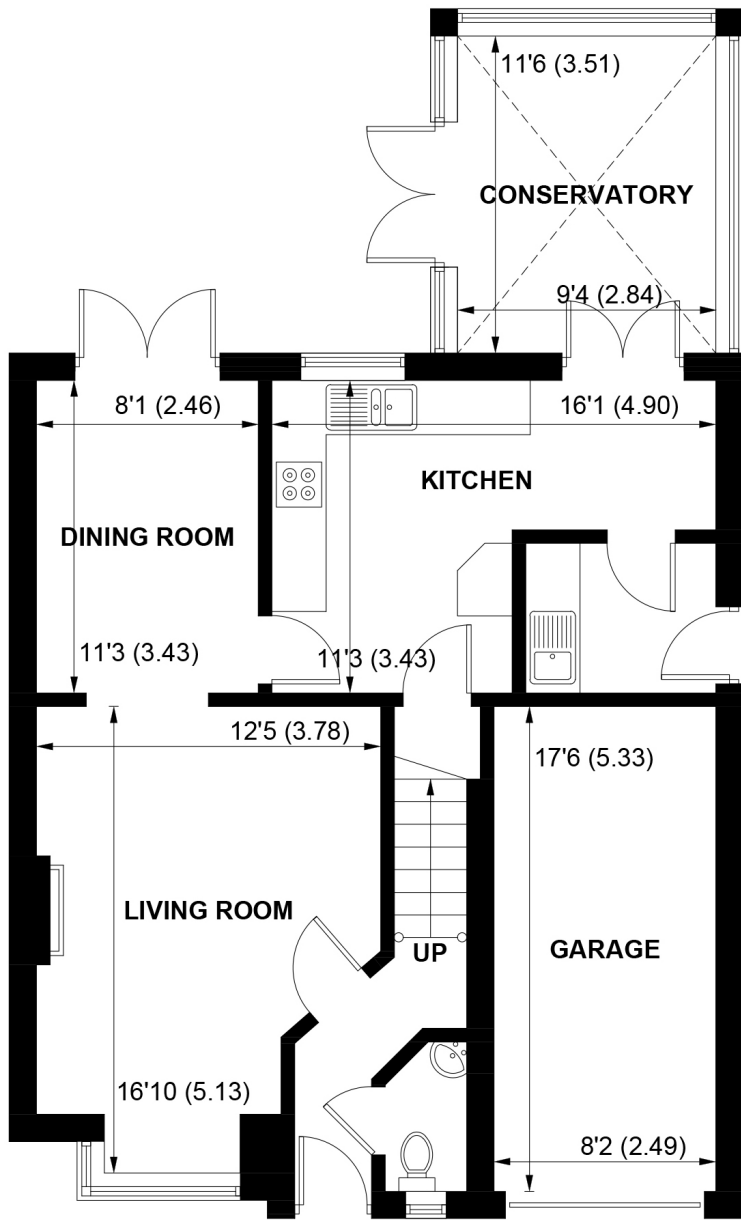
The front garden is primarily laid to lawn with a centrally located tree and well-tended flower beds.

The rear garden is mainly laid to lawn with a well-stocked array of flowers, herbaceous shrubs, and trees. A patio is well placed to enjoy alfresco dining while enjoying a very high degree of privacy. A side access gate leads to the front of the property.

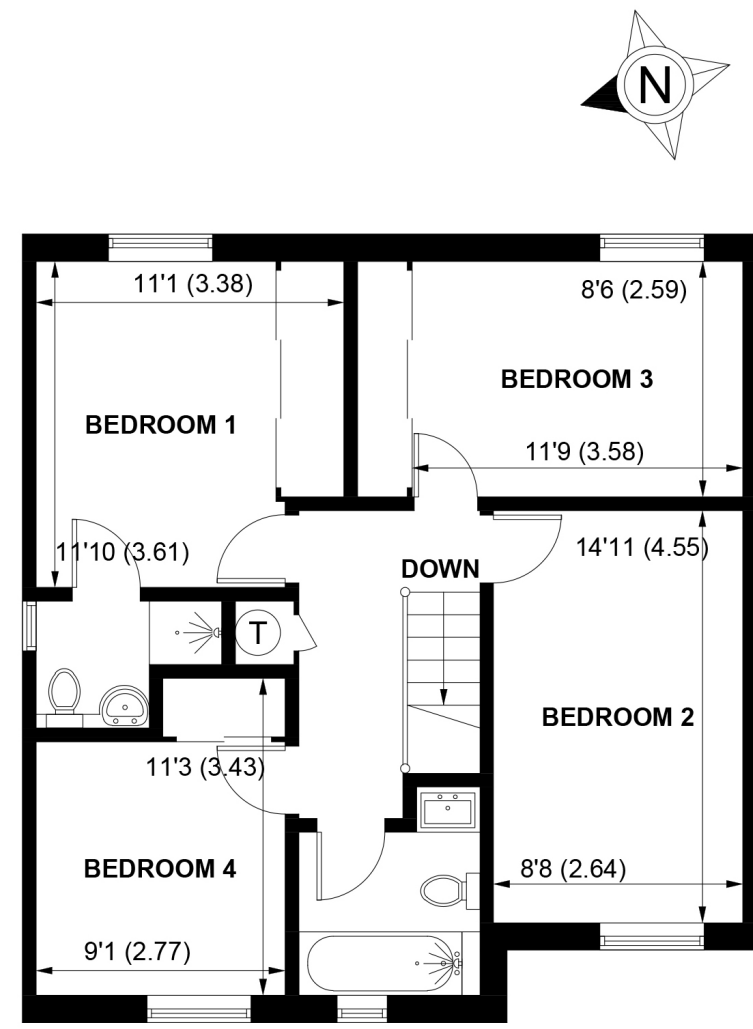


The driveway provides off-road parking for two vehicles and access to the garage. The garage is currently used as a home gym but could easily be used for storage or a vehicle.





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1329 SQ FT / 123.5 SQ M**

**GARAGE = 141 SQ FT / 13.1 SQ M**

**TOTAL = 1470 SQ FT / 136.6 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©**

**Produced by Emzo Marketing**





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