



6 Conrad Gardens, Whiteley, PO15 7ET

Asking Price £530,000



Conrad Gardens |
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W&W are delighted to offer for sale this well presented four bedroom detached family home sat on an enviable corner plot tucked down the end of quiet cul de sac. The property boasts four bedrooms, two en-suite shower rooms, three reception rooms, kitchen, utility room, cloakroom & family bathroom. The property also benefits from a rear enclosed garden, garage & ample driveway parking for approximately five vehicles.

Conrad Gardens is located in the 'Sweethills Crescent' area of Whiteley, the shopping centre is just a 10 minute walk away with a path leading directly onto Meadowside playing field. The local primary school and further amenities are also within walking distance & excellent transport links are easily accessible.





Well presented four bedroom detached family home

Sat on an enviable corner plot tucked down the end of quiet cul de sac

Driveway parking for approximately 5 vehicles

Welcoming entrance hall enjoying built in understairs storage cupboard

Spacious lounge with feature walk in bay window, centrepiece fireplace & open access into the dining room

Modern '2021' re-fitted kitchen enjoying quartz effect worktops, attractive units & oven/hob to remain with space for dishwasher and fridge/freezer

Dining Room with patio doors opening out onto the rear garden

Utility room providing additional storage space & plumbing for appliances

Downstairs cloakroom comprising two piece suite

Study with window to the side

Main bedroom benefitting from built in mirrored wardrobes & en-suite shower room

Guest bedroom also benefitting from built in wardrobes & en-suite shower room

Two additional bedrooms both enjoying built in wardrobes

Family bathroom comprising three piece suite

Rear landscaped garden majority laid to lawn with patio area & mature shrubbery

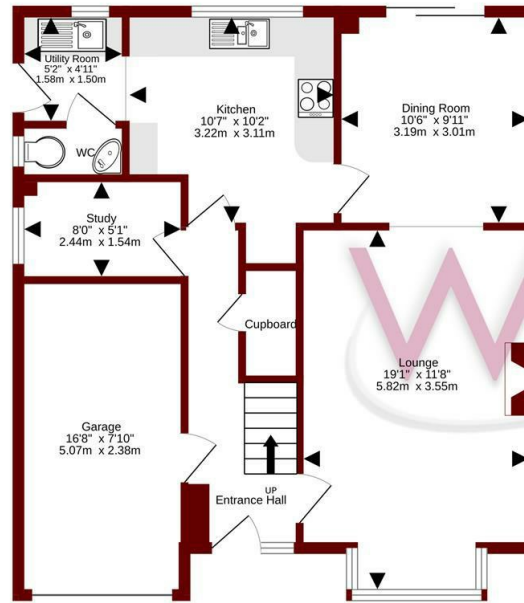
Garage with power/lighting & electric vehicle car charging point to remain

Replacement Vaillant 2023 boiler

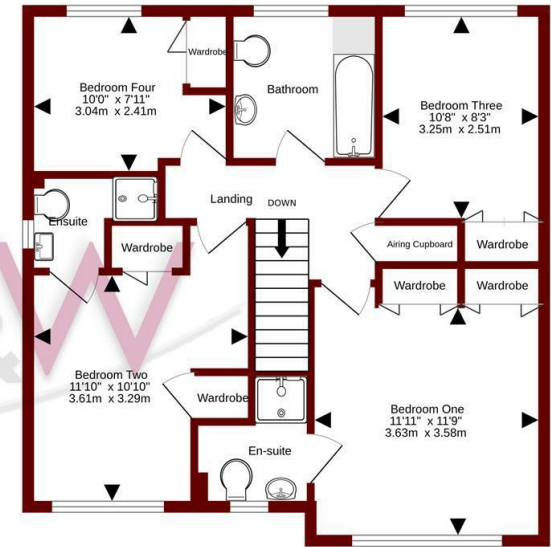
2023 installed solar panels and battery



Ground floor
723 sq.ft. (67.2 sq.m.) approx.



1st floor
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

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