



8 Burmese Close, Whiteley, PO15 7DW

Asking Price £517,000



Burmese Close |

Whiteley | PO15 7DW

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W&W are delighted to offer for sale this well presented and improved four double bedroom detached family home situated at the end of a popular cul de sac. The property boasts four bedrooms, three reception rooms, kitchen, utility room & cloakroom. The real luxury in this home is the stunning modern re-fitted family bathroom & stunning re-fitted en-suite bathroom to the main bedroom. The property also benefits from a landscaped garden & driveway parking for multiple vehicles.

Burmese Close is situated just a short walk away from Whiteley Primary School alongside the local Co Op providing a post office facility. Further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops, eateries, doctors and the local Whiteley dentist. The local Swanwick train station is a 10-15 minute walk from the property. Excellent transport links to the A27 & M27 are easily accessible.





Well presented and improved four double bedroom detached family home

Sought after cul de sac location

Truly stunning modern re-fitted bathroom & en-suite bathroom with beautiful tiling & attractive LED lighting

Spacious lounge with walk in bay window

Dining room with double doors opening out onto the rear garden

Kitchen enjoying built in oven/hob with space for additional appliances

Utility room providing additional storage & space for additional appliances

Downstairs cloakroom comprising two piece suite

Family room with window to the front

Main bedroom benefitting from built in wardrobes & en-suite

Stunning '2022' modern re-fitted en-suite bathroom comprising three piece white suite with feature blue marble effect wall & floor tiling

Three additional double bedrooms with all benefitting from built in wardrobes

Modern '2022' re-fitted family bathroom comprising three piece white suite with feature centrepiece bath & blue marble effect wall & floor tiling

Replacement Internal doors throughout the first floor

Rear landscaped garden majority laid to lawn with paved patio

'In our opinion' the garden offers a good degree of privacy

Driveway parking for multiple vehicles

Walking distance to Whiteley primary school & further local amenities

ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with '2022' replacement Worcester combination boiler & replacement radiators throughout the property

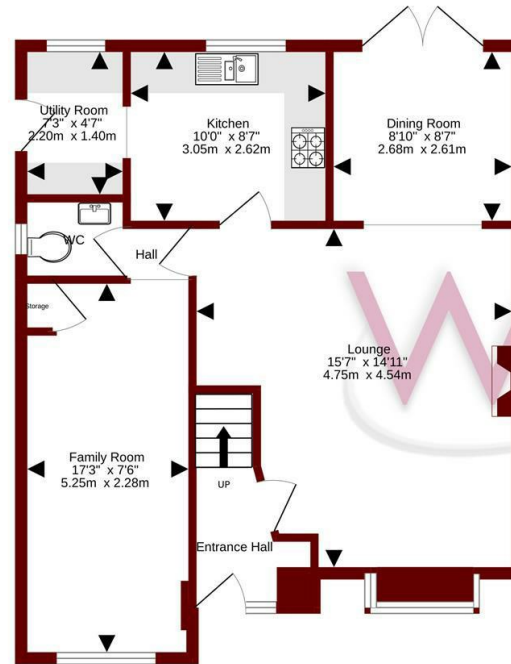
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin and is connected via Cable

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

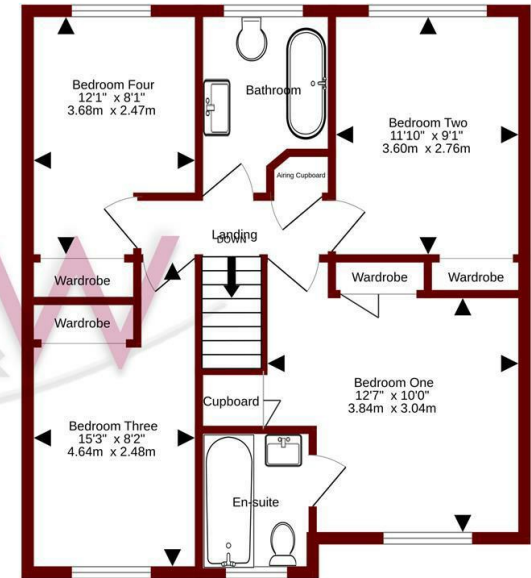
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
637 sq.ft. (59.2 sq.m.) approx.



1st floor
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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			84
(69-80) C		73	
(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 - £2412 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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Whiteley

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