



Hanoverian Way | Whiteley | PO15 7JT

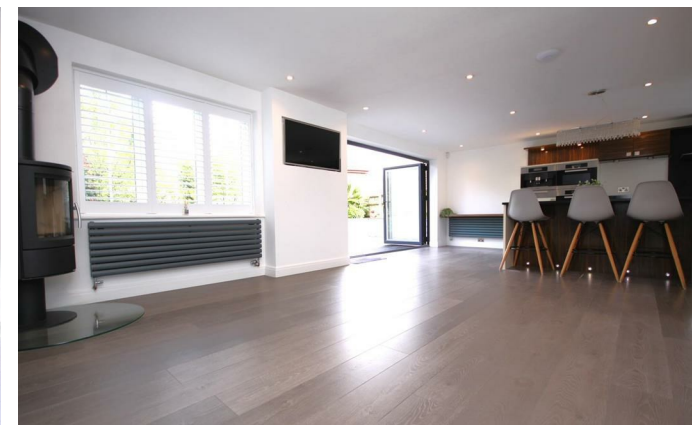
Offers In Excess Of £800,000



Hanoverian Way |
Whiteley | PO15 7JT
Offers In Excess Of £800,000

W&W are delighted to offer for sale this extremely well presented & extended four/five bedroom detached family home. The property boasts an impressive 25'1ft open plan kitchen/dining room, lounge, study, family room/fifth bedroom, downstairs cloakroom, modern family bathroom & modern ensuite shower room to the main bedroom. The property also benefits from a beautifully landscaped rear garden, garage & driveway parking.

Hanoverian Way is ideally situated with the woodland surrounding providing walkways to the local school & shops as well as Swanwick train station which takes just 15 minutes. Whiteley Shopping Centre is also just a 20 minute walk offering a wide variety of shops, eateries & amenities including Cinema & Tesco.







Extremely well presented & extended four/five bedroom detached family home

No chain ahead

Sought after cul de sac location

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the kitchen/dining room, study & family room

Stunning 25'1ft open plan kitchen/dining room with central island unit, feature log burner & bi-folding doors opening out onto the decked sun terrace perfect for alfresco entertaining

Modern 'Leicht' kitchen enjoying solid granite worktops & attractive units



Integrated appliances include 'Miele' oven, 'Miele' combination oven/microwave, 'Miele' coffee machine, 'Miele' part induction/part gas hob, 'Miele' warming tray, 'Miele' wine fridge, full height fridge, single freezer, dishwasher & washing machine

Dual aspect lounge with feature centrepiece log burner & attractive herringbone Karndean flooring

Study with window to the rear

Family room/fifth bedroom with double doors opening out onto the rear

Downstairs cloakroom comprising two piece white suite

Galleried landing

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F - £ Per Annum



Main bedroom enjoying walk in dressing dressing area with fitted wardrobes & dressing table

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Three additional bedrooms with two being of an impressive size, all benefitting from wardrobes to remain & one benefitting from twin dormer windows and it's own dressing room/play room

Modern family bathroom comprising four piece white suite & attractive wall tiling

Beautifully landscaped rear garden with composite 'Millboard' decked sun terrace, artificial lawn with display flowers/shrubbery, paved patio with centrepiece slate fireplace & impressive home kitchen/bar with power & lighting

The garden also benefits from outside lighting, tap & power sockets

Garage and driveway parking for multiple vehicles

Feature shutters to the kitchen/dining room, lounge, & landing

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains



Water supply - Mains

Sewerage - Mains

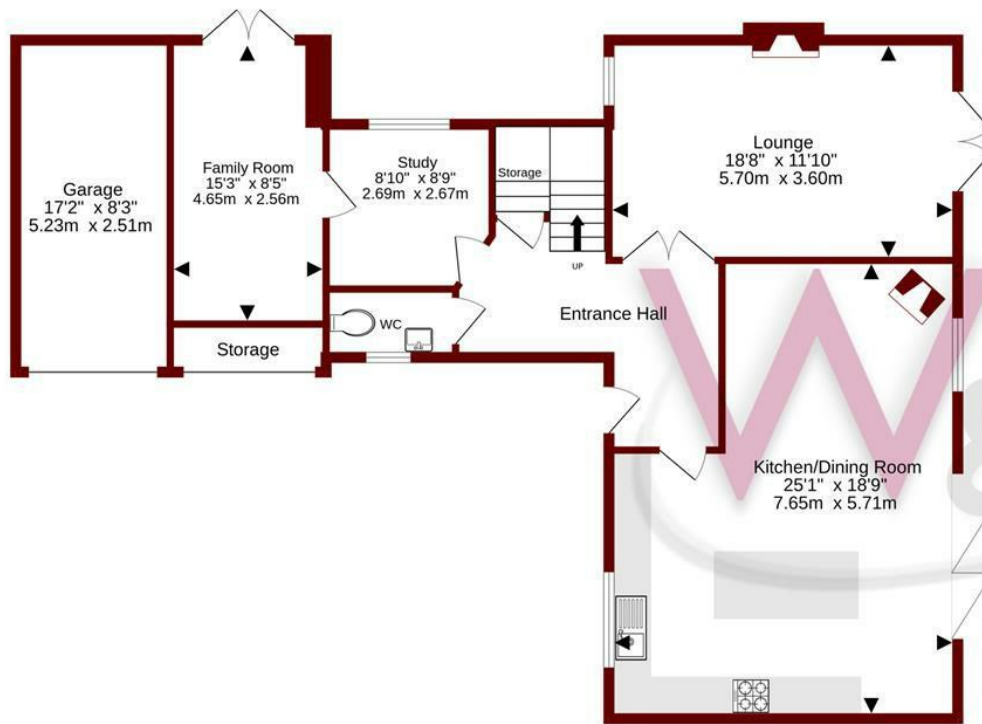
Heating - Gas central heating

Broadband - There is no broadband connected to the property as it is vacant but the seller informs us that the previous supplier was Virgin Media

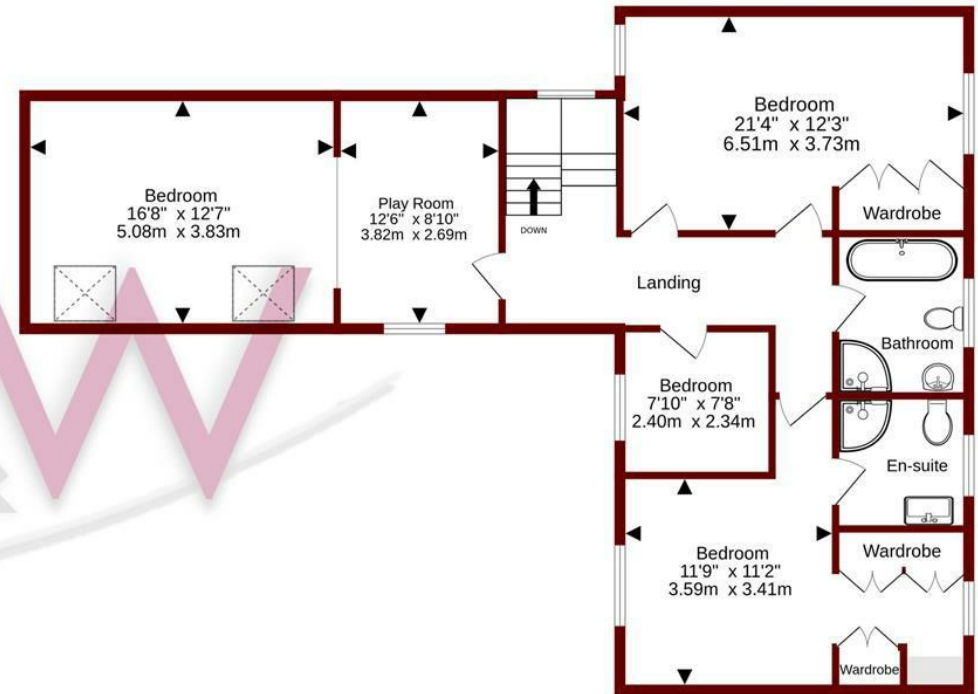
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
1161 sq.ft. (107.8 sq.m.) approx.



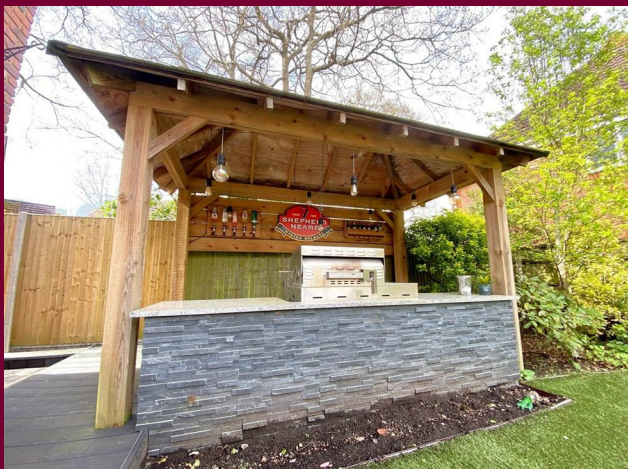
1st floor
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 2244 sq.ft. (208.5 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		76	81
(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		

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