



14 Kingsley Way, Whiteley, PO15 7NL

Asking Price £410,000



Kingsley Way |
Whiteley | PO15 7NL
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W&W are delighted to offer for sale this well presented & improved three/four bedroom semi detached town house enjoying enviable woodland views to the front. The property boasts three/four bedrooms, lounge, modern kitchen/dining room, study, cloakroom, modern family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage & parking.

Kingsley Way is situated in the 'Sweethills Crescent' area of Whiteley, the local convenience store, a woodland park, Whiteley Primary School & Cornerstone Primary School are all within a 10 -15 minute walk, while the further amenities of Whiteley Shopping Centre are just over a mile away





Well presented & improved three/four bedroom semi detached town house enjoying woodland views to the front

Enviably positioned tucked down a private driveway made up of four houses

Welcoming entrance hall boasting attractive attractive wood effect laminate flooring flowing throughout the ground floor, en-suite & main bathroom

Open plan kitchen/dining/family room with double doors opening out onto the rear garden & understairs utility cupboard with plumbing for washing machine

Modern re-fitted kitchen boasting solid wood worktops, attractive matte units with feature copper trim

Integrated appliances include 'Bosch' fridge/freezer, induction hob, double oven, dishwasher & wine cooler

Study with window to the front

Downstairs cloakroom comprising two piece suite

Lounge/potential fourth bedroom to the first floor with twin windows

Main bedroom boasting built in wardrobes & modern en-suite shower room

Two additional bedrooms to the second floor with one benefitting from triple velux windows & eaves storage and the other one benefitting from built in storage & walk in bay window

Modern re-fitted family bathroom comprising three piece white suite & attractive wall tiling

Replacement internal solid oakwood doors throughout

Rear landscaped garden laid to artificial lawn with decked sun terrace & rear access

Garage with power & lighting

Parking for vehicles

Estate management charge approx. £300 PA

ADDITIONAL INFORMATION

Property construction - Traditional

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

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

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/>



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 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			88
(81-91) B		76	
(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 - D - £2000 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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