



12 Saffron Way, Whiteley, PO15 7LQ

Asking Price £485,000

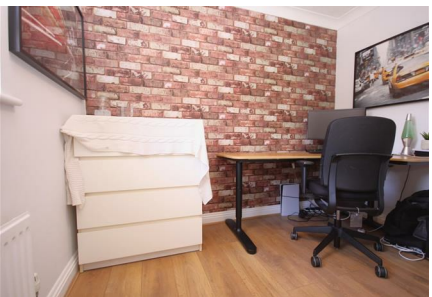


Saffron Way |
Whiteley | PO15 7LQ
Asking Price £485,000

W&W are delighted to offer for sale this well presented four bedroom detached family home situated in a quiet cul de sac location. The property boasts four bedrooms, lounge, open plan kitchen/dining room, utility room, cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a landscaped rear garden, front garden & garage with driveway parking for ample vehicles

Saffron Way is just a five minute walk to the shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance of the local primary school's 'Whiteley Primary School' & 'Cornerstone'. Also easily accessed is Swanwick train station, the A27 & M27.





Well presented four bedroom detached family home

No chain ahead

Situated in a quiet cul de sac

Lounge with window to the front & open access into the kitchen/dining room

20'2ft Kitchen/dining room with patio doors opening out onto the rear garden

Integrated appliances include oven and induction hob with space for additional appliances

Utility room providing additional storage space, plumbing for appliances & access into the garage

Downstairs cloakroom comprising two piece suite

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

Three additional bedrooms, the 2nd bedroom has double fitted wardrobes, 3rd bedroom enjoys a shelved cupboard and access to loft with a loft ladder

Family bathroom comprising three piece white suite

Rear enclosed south easterly facing landscaped garden majority laid to lawn with paved patio, shingled areas with display flower/shrubbery & feature double electric socket

Garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

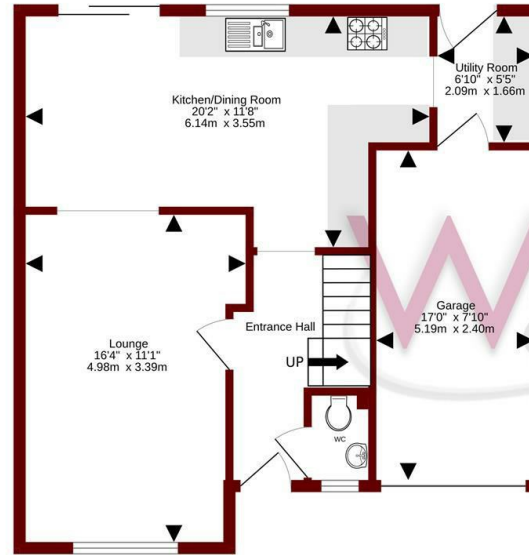
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

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

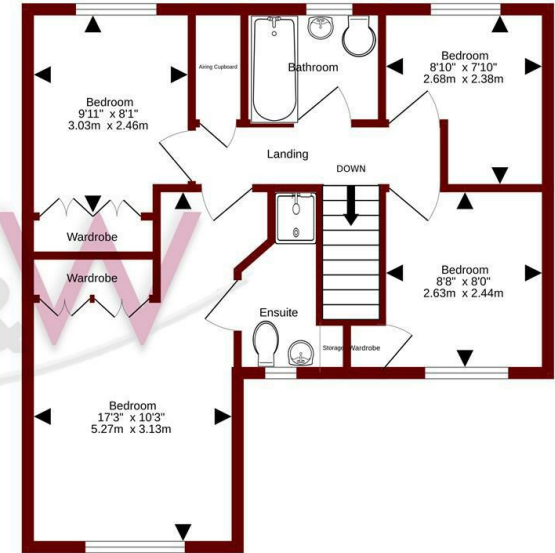
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
615 sq.ft. (57.2 sq.m.) approx.



1st floor
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 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			
(69-80) C		70	83
(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 - £2,352.11 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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