



5 Hanoverian Way, Whiteley, PO15 7JT

Asking Price £695,000



Hanoverian Way |
Whiteley | PO15 7JT
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W&W are pleased to offer for sale this four bedroom detached family home situated in a private driveway made up of only four houses in a sought after cul de sac location. The property boasts four bedrooms, lounge, kitchen/breakfast room, utility room, study, dining room, impressively sized conservatory cloakroom, main bathroom & en-suite shower room to the main bedroom. The property benefits from an enviable plot providing front & rear gardens as well as a detached double garage with driveway parking for vehicles.

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.





Four bedroom detached family home situated in a tucked away position in a private road made up of only four houses

No chain ahead

Popular cul de sac location within walking distance to local shops, schools & further amenities

Welcoming entrance hallway enjoying attractive wood laminate flooring in the hallway, lounge, downstairs cloakroom, conservatory, dining room & study

Dual aspect lounge, which 'in our opinion' is of a good size

Modern re-fitted kitchen boasting built in double oven, induction hob, fridge/freezer, microwave & dishwasher

Utility room providing space/plumbing for additional appliances & storage space

Dining room enjoying access out onto the rear garden & double doors opening into the conservatory

Impressively sized 23'8ft conservatory with feature glass roof & double doors opening out onto the rear garden

Contemporary re-fitted downstairs cloakroom comprising two piece white suite & attractive tiling

Study with window to the front

Galleried landing with window overlooking the garden

Main bedroom enjoying cathedral style window to the front, dressing room boasting three built in double wardrobes & en-suite

Re-fitted en-suite shower room comprising three piece suite

Three additional bedrooms with one benefitting from built in wardrobes

Re-fitted bathroom comprising three piece white suite with attractive tiling

Enviably plot providing front & rear gardens

Rear landscaped garden laid to lawn with display flower/shrubbery beds, multiple paved patio's with one enjoying pergola with vine above & decked sun terrace to the rear

'In our opinion' the garden offers a great degree of privacy backing onto mature trees

Detached double garage with power, lighting & space behind the garage for shed and additional storage

Driveway parking for vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built house with slate tiled roof

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

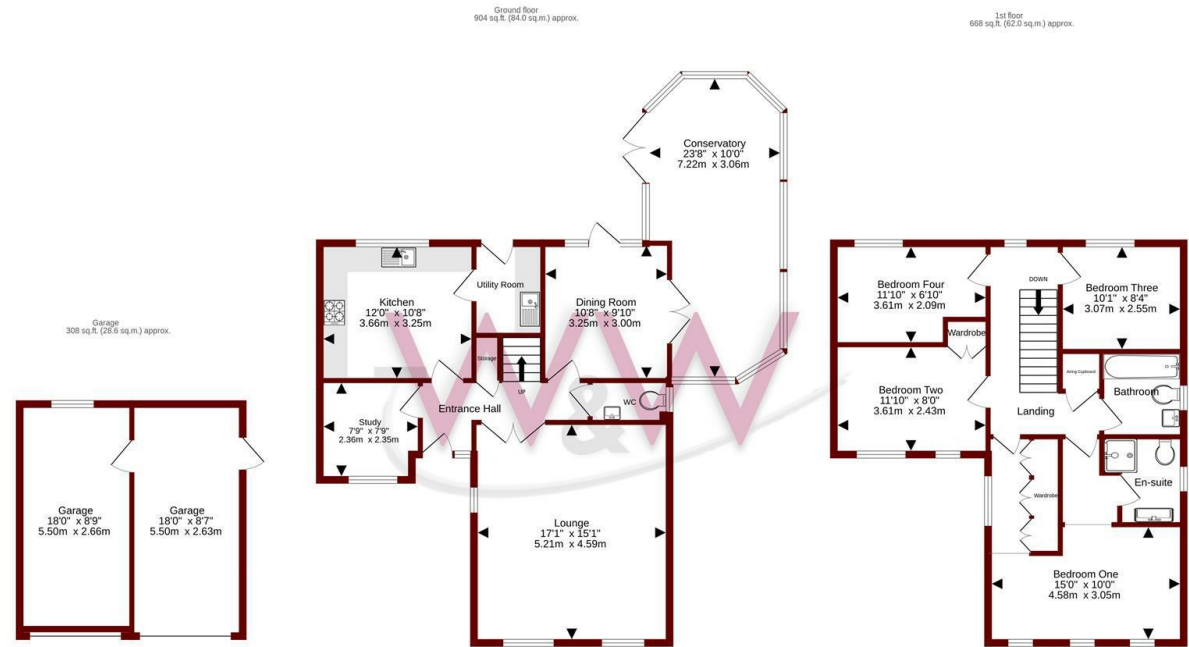
Heating - Gas central heating

Broadband - There is no broadband connected to the property

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 : 1880 sq.ft. (174.7 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		80
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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 - F - £2980 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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