



Shire Close | Whiteley | PO15 7BQ

Asking Price £875,000



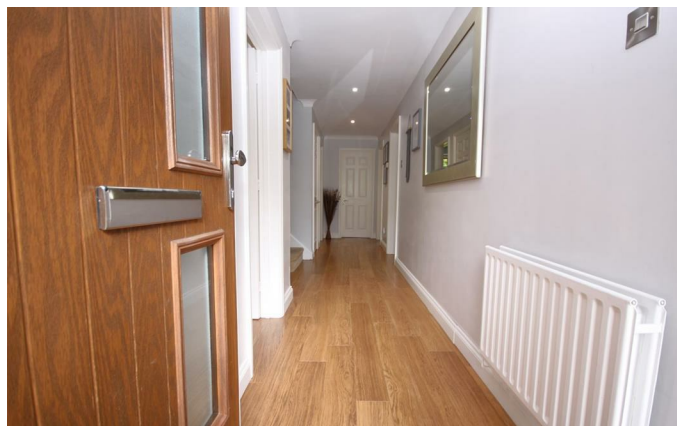
Shire Close |

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W&W are delighted to offer for sale this extremely well presented five bedroom detached family home sat on an enviable corner plot. The property boasts five bedrooms, '21'11ft lounge, modern re-fitted kitchen/breakfast room, dining room, study, cloakroom, modern family bathroom & modern en-suite shower rooms to the main bedroom & guest bedroom. The property also enjoys a double garage, rear garden & vast private driveway parking.

Shire Close is situated just half a mile from Whiteley Primary School alongside the local Co Op. Further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops and eateries. Excellent transport links are easily accessible including Swanwick train station, A27 & M27.







Extremely well presented five bedroom detached family home

Enviably corner plot providing front & rear gardens & vast private driveway parking

Entrance hallway enjoying two built in storage cupboards

21'11ft lounge with feature centrepiece fireplace with inset gas fire

Modern 'Kutchenhaus' kitchen/breakfast room enjoying attractive wood effect worktops

Integrated appliances include 'Neff' oven, steam oven, two fridge/freezers, dishwasher, induction hob & water softener

Utility room boasting matching units/worktops providing additional storage room & plumbing for appliances

Dining room with double doors opening out into the rear garden

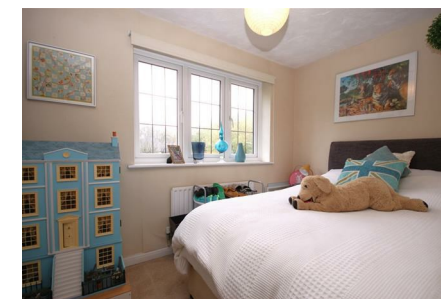
Downstairs cloakroom comprising two piece white suite & attractive wall tiling



Tenure: Freehold

EPC Rating: C

Council Tax Band: G



Study with window to the front

Impressive master suite enjoying built in mirrored sliding wardrobes, open dressing room fitted with built in storage & en-suite

'2022' Modern re-fitted en-suite shower room comprising three piece white suite with feature double shower cubicle tray, attractive wall tiling & built in storage cupboard

Guest bedroom also benefitting from built in double wardrobes & modern en-suite shower room

Three additional bedrooms all enjoying built in wardrobes



Modern family bathroom comprising of three piece white suite & attractive wall/floor tiling

Rear landscaped garden majority laid to lawn with composite decked terrace perfect for alfresco dining, display flower/shrubbery beds & shed to remain

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

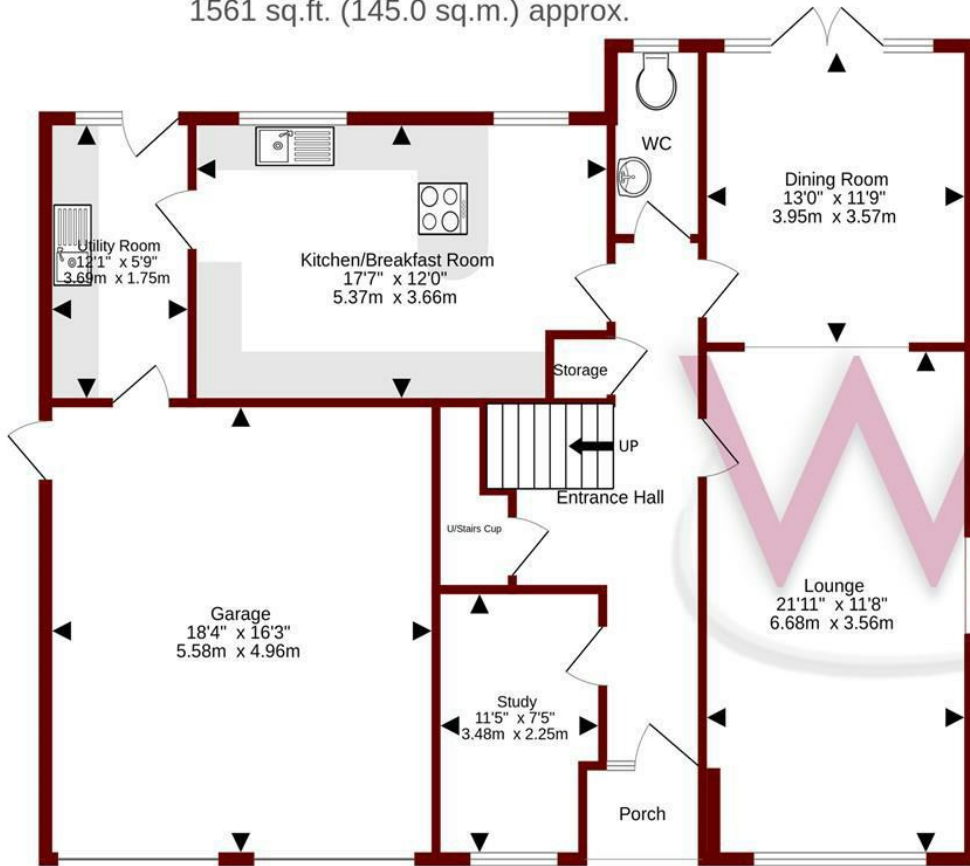
Replacement Vaillant boiler

Replacement Windows & External doors throughout

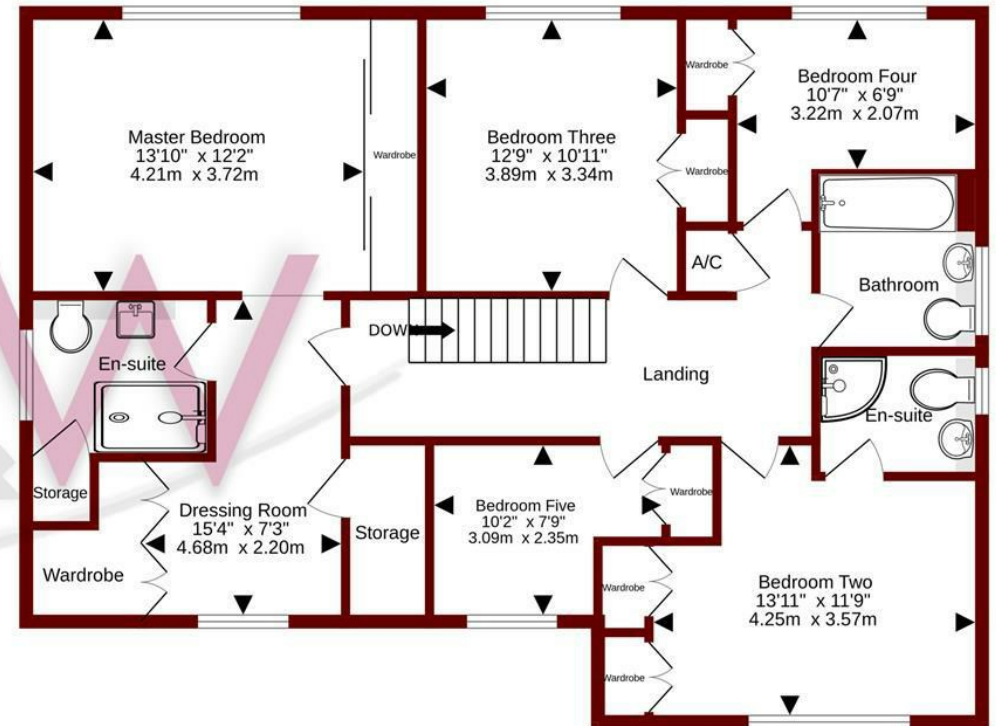
Double garage with power & lighting



Ground floor  
1561 sq.ft. (145.0 sq.m.) approx.



1st floor  
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA : 2802 sq.ft. (260.3 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		73	81
(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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