



94 Thyme Avenue, Whiteley, PO15 7GE

Offers In Excess Of £425,000



Thyme Avenue |  
Whiteley | PO15 7GE  
Offers In Excess Of £425,000

W&W are delighted to offer for sale this beautifully presented and extended four bedroom semi detached family home overlooking greenery to the front. The property enjoys accommodation spanning across three floors boasting over 1400 Sq.Ft providing four bedrooms, lounge, modern kitchen/dining room, cloakroom, modern main bathroom & two modern en-suite shower rooms. The property also benefits from a rear garden & garage.

Thyme Avenue is situated just a short stroll to Whiteley Shopping Centre & Meadowside Leisure Centre, providing a variety of shops & eateries as well as gym & cinema. The property is also within walking distance to the local Cornerstone primary school & Whiteley primary school. Transport links are easily accessible via this property with the M27 being a 5-10 Minute drive away from the property and the nearest train station being a 20 minute walk.





Beautifully presented & extended four bedroom semi detached home

Stunning location overlooking Meadowside greenery to the front

Boasting over 1400sq.ft of accommodation spanning across three floors

Welcoming entrance hall enjoying attractive wood effect LVT flooring flowing into the kitchen/dining room & lounge

Dual aspect lounge enjoying newly fitted media wall fitted with bespoke storage cupboards & double doors opening out onto the rear garden

Open plan modern kitchen/dining room with high gloss units & attractive wood effect worktops

Integrated appliances include range style cooker, fridge/freezer, wine cooler & washing machine

Downstairs cloakroom

Main bedroom to the top floor enjoying dressing area & en-suite

Modern en-suite shower room comprising three piece white suite with feature low profile shower cubicle tray & attractive wall tiling

Guest bedroom to the first floor benefitting from built in storage & modern en-suite shower room

Two additional bedrooms to the first floor with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite

Replacement carpets to the stairs, landing & all bedrooms

Replacement composite front door & replacement back door

Rear garden laid to artificial lawn, paved patio, decked sun terrace & side access

Garage nearby to the rear

Walking distance to Whiteley shopping centre & local amenities

Estate management charge approx. £231.36 PA

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

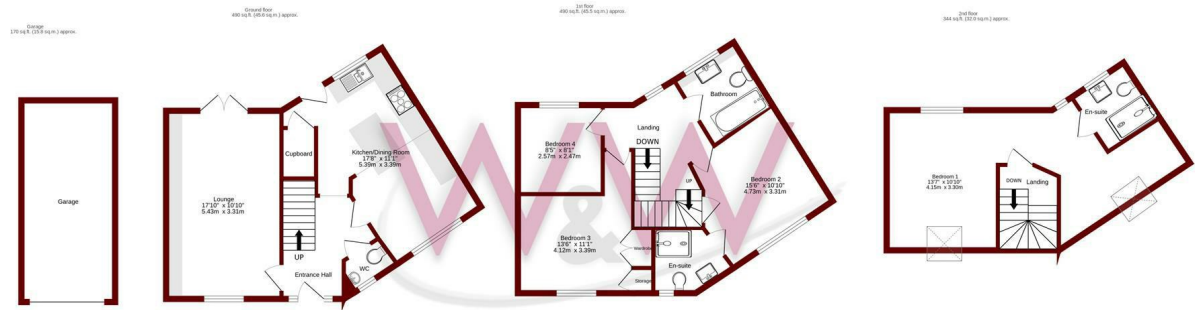
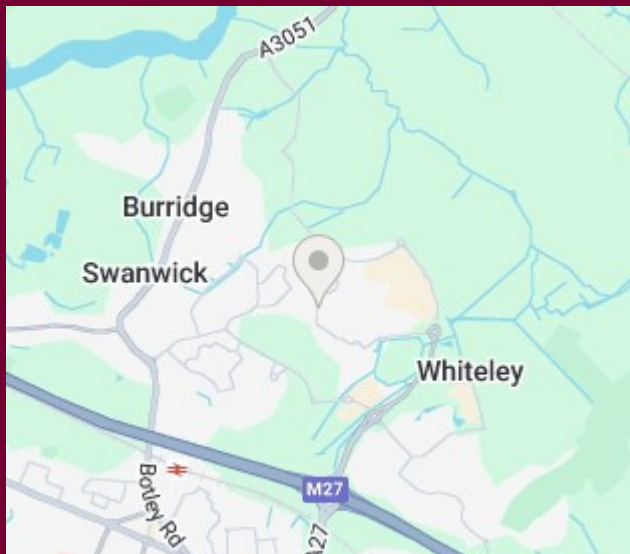
Sewerage - Mains

Heating - Gas central heating

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

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 : 1495 sq.ft. (138.9 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		76	83
	EU Directive 2002/91/EC		

Council Tax Band - D - £2130 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

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Whiteley

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