



Shire Close | Whiteley | PO15 7BQ

Asking Price £850,000



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W&W are delighted to offer for sale this beautifully presented & improved five bedroom detached family home situated down a private cul de sac in a highly requested location in Whiteley. The property boasts over 2100 Sq.Ft of accommodation providing five bedrooms, 22'11ft lounge, dining room, kitchen/breakfast room, 20'9ft conservatory, utility room, boot room, cloakroom, two modern en-suite shower rooms & modern family bathroom. The property sits on an enviable plot providing front & rear landscaped gardens as well as a double garage & driveway parking for multiple vehicles.

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. The property is also within close proximity to the pharmacy and doctors surgery. Excellent transport links are easily accessible including Swanwick train station, A27 & M27.







Beautifully presented & improved five bedroom detached family home

Situated in a popular cul de sac down a private driveway made up of only three houses

Welcoming entrance hall enjoying attractive wood flooring flowing into the dining room, kitchen/breakfast room & conservatory

22'1ft Lounge with feature centrepiece contemporary fireplace with inset gas fire & patio doors opening out onto the rear garden

Dining room with double doors opening into the lounge

Modern kitchen/breakfast room boasting high gloss units & granite worktops

Integrated appliances include range style cooker, dishwasher & coffee machine with space for American style fridge/freezer

20'9ft conservatory with feature heat reflective glass roof & double doors opening out to the rear garden

Utility room providing additional storage space & plumbing for additional appliances

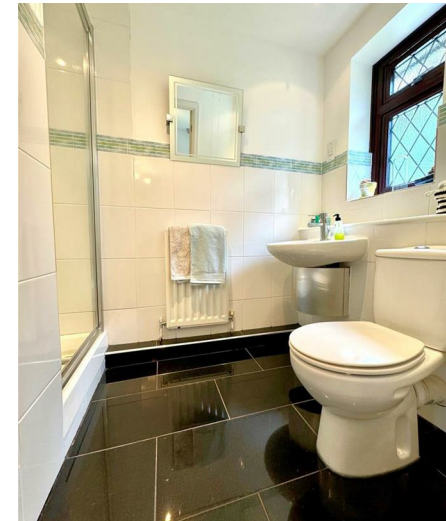
Boot room with side door

Tenure: Freehold

EPC Rating: C

Council Tax Band: G -

£3439.01 Per Annum



Downstairs cloakroom comprising two piece suite

Galleried landing

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

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

Three additional bedrooms with one enjoying built in wardrobes

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

Rear southerly facing landscaped garden majority laid to lawn with display flower beds, mature shrubbery & paved patio area

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

Garage & driveway parking for multiple vehicles

Walking distance to local amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains



Sewerage - Mains

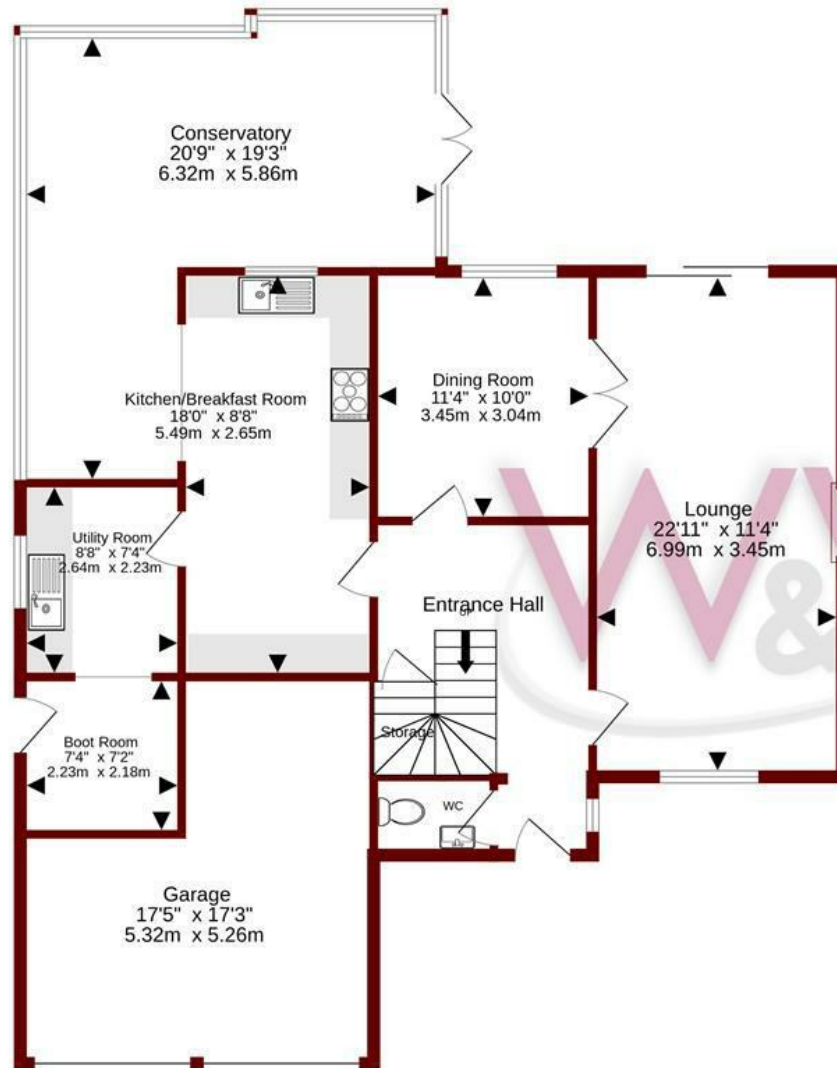
Heating - Gas central heating

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

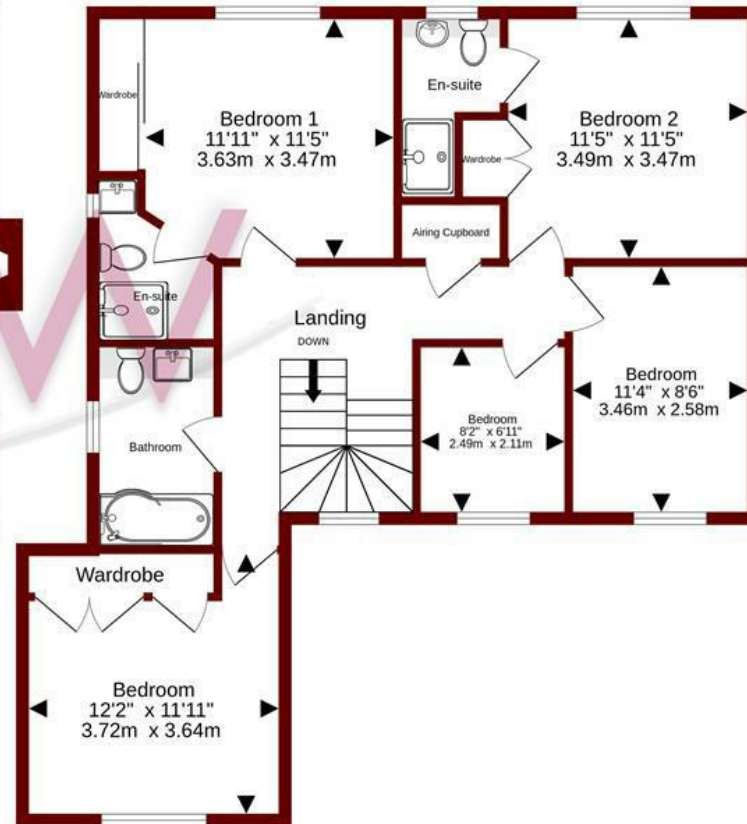
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
1313 sq.ft. (122.0 sq.m.) approx.



1st Floor
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 2160 sq.ft. (200.6 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			
(81-91) B			
(69-80) C		70	80
(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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