



Johnson View | Whiteley | PO15 7JR

Asking Price £695,000





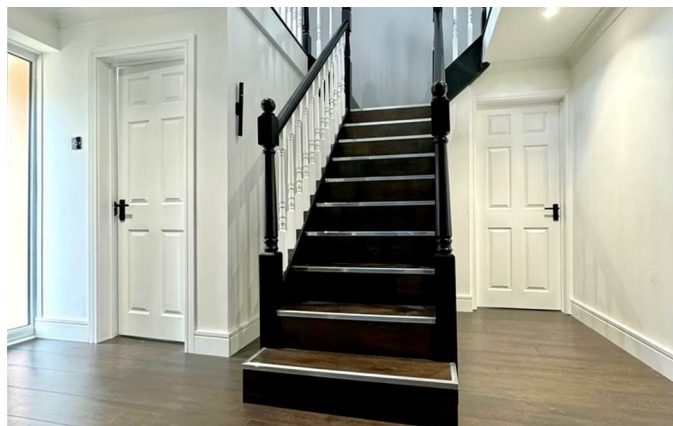
Johnson View |

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W&W are delighted to offer for sale this beautifully presented & vastly improved five double bedroom detached executive 'David Wilson' family home. The property boasts over 2000 Sq.Ft providing five bedrooms, lounge/home cinema room, family room, dining room, kitchen/breakfast room, utility room, two modern en-suites & modern main bathroom. The property sits on a great plot providing a landscaped rear garden, double garage & driveway parking for vehicles.

Johnson View is arguably one of Whiteley's most sought after cul de sac locations, situated in the highly requested 'Leafy Lane' area in Whiteley. The renowned Skylark Golf & Country Club is just a short stroll away providing a restaurant, 18 hole golf course, gym & spa including swimming pool.









Beautifully presented & vastly improved executive 'David Wilson' five double bedroom detached family home

Situated in ne of Whiteley's most sought after cul de sac locations

The property sits down a private driveway made up of only four houses

No chain ahead

Welcoming entrance hall enjoying walnut oak flooring flowing throughout the property except from the kitchen/breakfast room

Lounge/home cinema room enjoying bay window, centrepiece remote controlled contemporary fireplace & feature 'stary night' lights in the ceiling

Family room with bi-folding doors opening out onto the rear garden

Dining room with walk in bandstand window

Kitchen/breakfast room with double doors out to the garden

The kitchen also benefits from a 'Smeg' range style cooker & 'Smeg' oven to remain with space/plumbing for additional appliances

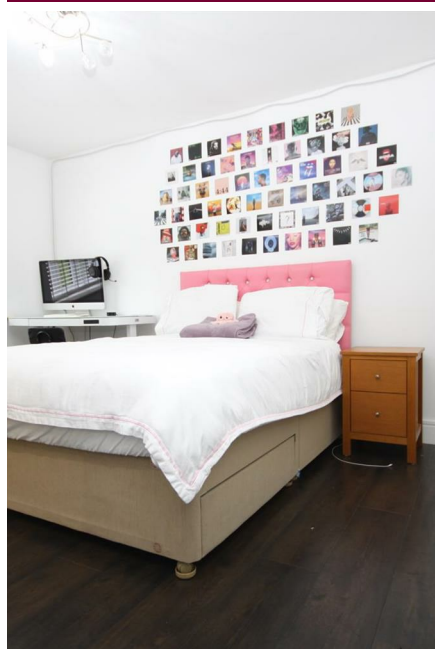
Utility room providing additional storage space & plumbing for appliances

Downstairs cloakroom





Tenure: Freehold  
EPC Rating: D  
Council Tax Band: F - £3078.69 Per Annum



Feature split level galleried landing

Main bedroom boasting twin built in wardrobes, twin windows & modern en-suite shower room

Guest Bedroom with feature twin windows, built in wardrobes & en-suite double shower room

Four out of the five bedrooms benefitting from built in wardrobes

'In our opinion' we feel that the property is light, bright & airy throughout

Modern family bathroom with feature tiled 'P' shaped bath & three piece white suite

Landscaped rear garden majority laid to lawn with newly fitted composite decked sun terrace & paved patio area

Double garage with replacement electric roller doors

Impressively sized frontage providing driveway parking & shingle area

'2022' Replacement external windows & doors throughout

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains





Sewerage - Mains

Heating - Gas central heating with 2021 replacement boiler

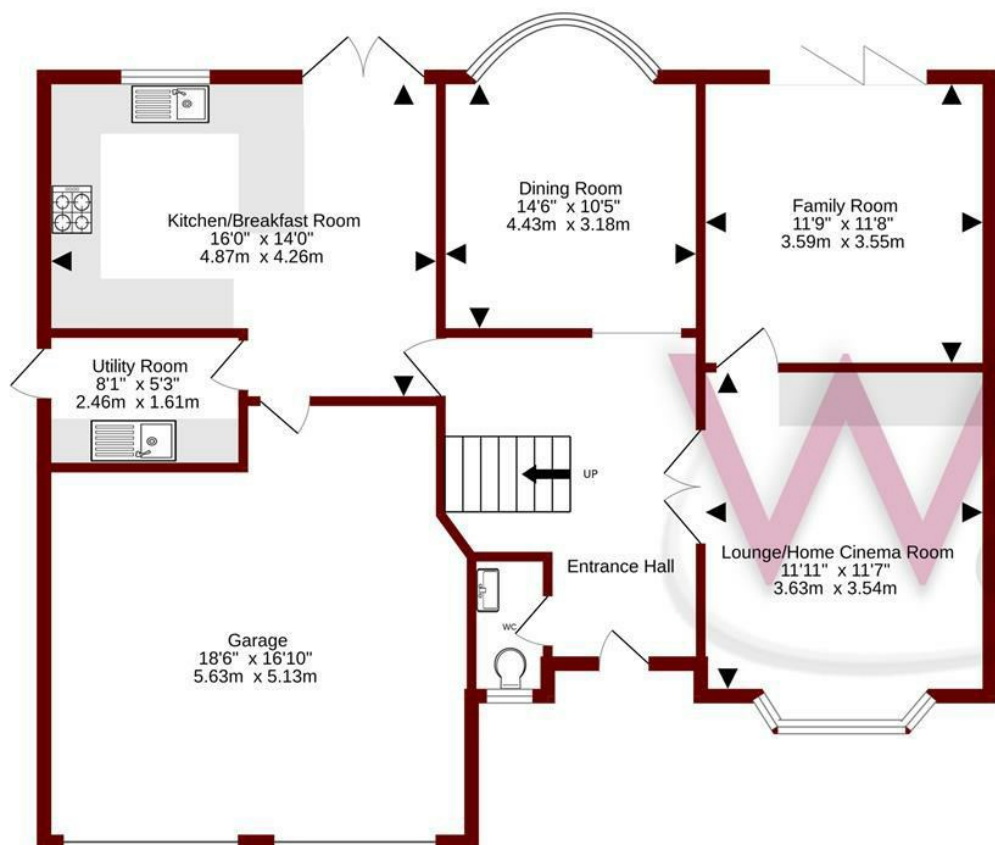
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT Fibre

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

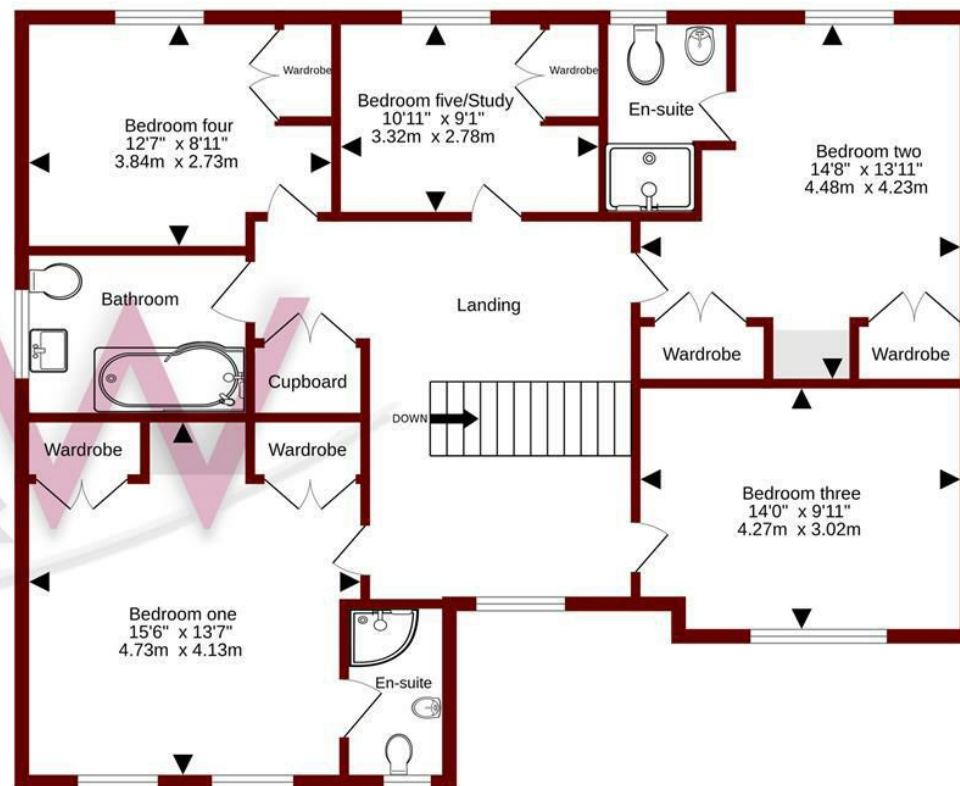
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
1074 sq.ft. (99.8 sq.m.) approx.



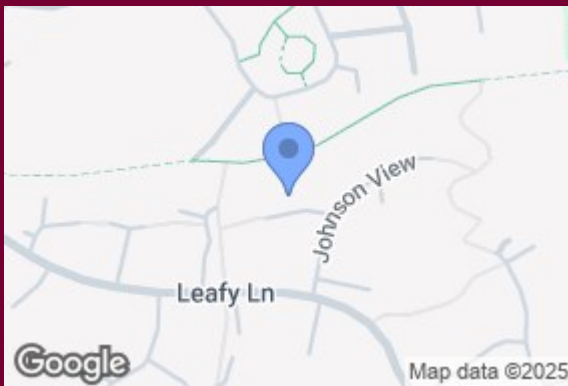
1st floor  
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 2125 sq.ft. (197.4 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>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            | <b>66</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>                  | EU Directive<br>2002/91/EC |           |

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