



14 Barn Owl Close, Whiteley, PO15 7QN

Guide Price £463,000



Barn Owl Close |
Whiteley | PO15 7QN
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W&W are delighted to offer for sale this '2022' built beautifully presented four bedroom detached family home sat on an enviable corner plot. The property boasts four bedrooms, lounge, modern kitchen/dining room, utility room, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a landscaped garden, garage & driveway parking.

Barn Owl Close is in the brand new '2021' Whiteley development ideally located for the modern family lifestyle, the shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a short stroll away, as is 'Meadowside', offering large play field, park & leisure centre. The nearby market town of Fareham and the M27, provides easy access to the vibrant coastal city of Portsmouth and further afield to London.





Beautifully presented '2022' built four bedroom detached family home

Welcoming entrance hall enjoying built in understairs storage cupboard

19'11ft Dual aspect lounge with double doors opening out onto the side garden

Downstairs cloakroom

19'11ft Dual aspect kitchen/dining room enjoying breakfast bar , attractive wood effect worktops & attractive units

Integrated appliances include double oven, gas hob, fridge/freezer & dishwasher

Utility room providing additional storage space & plumbing for appliances

Main bedroom benefitting from built in wardrobes & en-suite

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

Three additional bedrooms with two benefitting from built in storage

Modern main bathroom comprising three piece white suite & attractive wall tiling

Landscaped garden enjoying large attractive paved patio with artificial lawn area

'In our opinion' we feel that the garden offers a great degree of privacy

Garage with driveway parking

Estate management charge approx. £150 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 Octopus

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

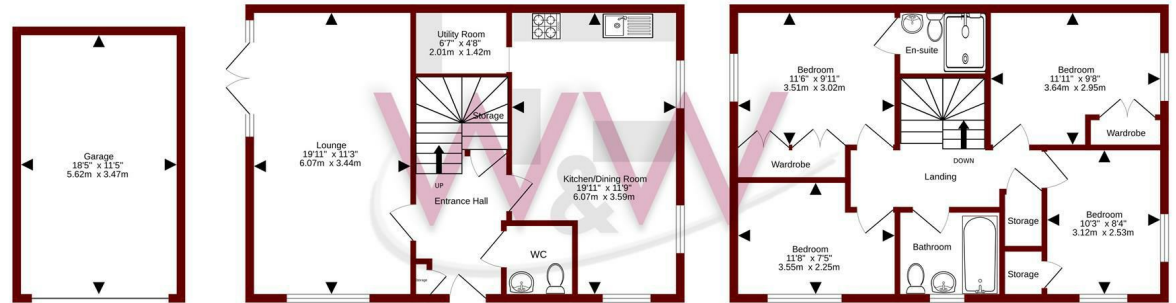
The current seller informs us that they have mobile signal. Please check here for all networks - <https://checker.ofcom.org.uk/>



Garage
208 sq.ft. (19.3 sq.m.) approx.

Ground Floor
590 sq.ft. (54.8 sq.m.) approx.

1st Floor
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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		95
(81-91) B	85	
(69-80) C		
(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	

Council Tax Band - E - £2400 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk