



9 Sheridan Gardens, Whiteley, PO15 7DY

Asking Price £500,000



Sheridan Gardens |
Whiteley | PO15 7DY
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W&W are delighted to offer for sale this well presented & extended four bedroom detached family home sat on an enviable corner plot. The property enjoys 1300 sq.ft of accommodation over three floors providing four bedrooms, lounge, dining room, kitchen, conservatory, utility room, two cloakrooms & modern bathroom. The property sits on an enviable plot enjoying rear & side landscaped gardens as well as garage & driveway parking.

Sheridan Gardens is a highly sought after cul de sac. The A27 & M27 are easily accessible as is Swanwick Train Station. Whiteley Primary School/Cornerstone Primary School are also within walking distance and bus stops close by with links to local Secondary Schools - Henry Cort Community College and Swanmore College. The property is also within walking distance to Whiteley Shopping Centre & local amenities.





Well presented & extended four bedroom detached family home

Highly sought after cul de sac location

Accommodation in excess of 1300 sq.ft spanning across three floors

Entrance hall enjoying attractive tiled flooring flowing into the kitchen & conservatory

Spacious lounge enjoying centrepiece fireplace with inset log burner fire & double doors opening into the dining room

Modern two tone kitchen boasting solid granite worktops & high gloss units

Integrated appliances include double oven, hob & space/plumbing for additional appliances

Dining room with patio doors opening into the conservatory

17'1ft Conservatory with newly fitted insulated boarding by the current owner to the roof

Utility room providing additional storage & plumbing for appliances

Downstairs cloakroom

Main bedroom to the top floor enjoying built in wardrobes, twin velux windows & large eaves storage cupboard

The top floor also enjoys a modern cloakroom

Three additional bedrooms to the first floor, two of these being a double size and one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite, attractive wall tiling & feature mosaic style flooring

Enviably plot providing rear & side gardens

Landscaped rear garden enjoying decked terrace, area laid to lawn with display flower/shrubbery

Remainder of garage enjoying power, lighting & replacement electric remote controlled roller door

Driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement 'Worcester' combination boiler

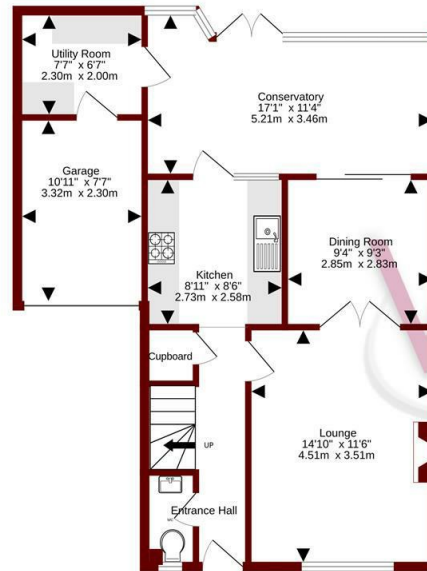
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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

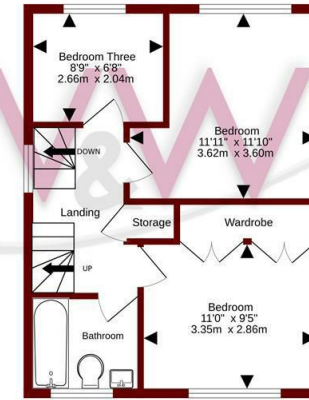
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



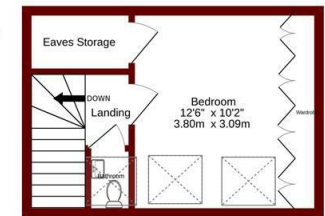
Ground floor
725 sq.ft. (67.4 sq.m.) approx.



1st floor
423 sq.ft. (39.3 sq.m.) approx.



2nd Floor
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.4 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) A			
(81-91) B		86	87
(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 - D - £2063.40 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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Whiteley

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