



Leafy Lane | Whiteley | PO15 7HL

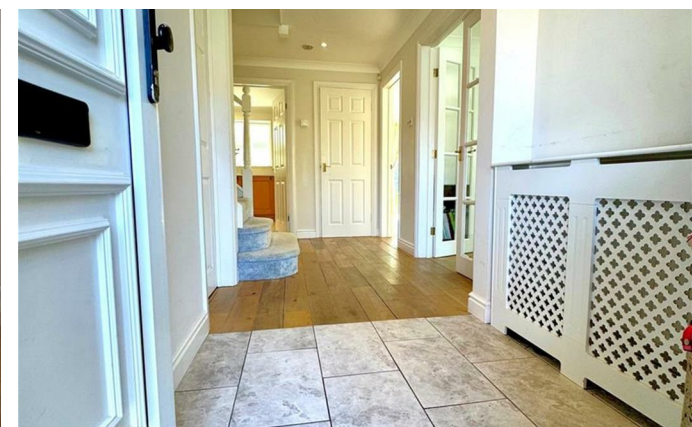
Asking Price £725,000



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W&W are delighted to offer for sale this well presented five bedroom detached family home sat on an enviable corner plot in the highly sought after 'Leafy Lane' Location. The property boasts five bedrooms, three reception rooms, kitchen/breakfast room, utility, conservatory, cloakroom, modern family bathroom & en-suite shower room. The property also enjoys front, side and rear gardens as well as an integral double garage currently used as a play room & cinema room. The property boasts driveway parking for several vehicles.

Leafy Lane is a sought after location in the village of Whiteley, the M27 & A27 are easily accessible as are Swanwick train station and Southampton Airport. The shopping centre providing a variety of high street shops & eateries is around a 25 minute walk away with short cuts through woodland and around the picturesque ponds. Also within walking distance is the renowned Skylark Golf & Country Club with 18 hole golf course, spa, gym, swimming pool and restaurant.







Well Presented Five Bedroom Detached 'David Wilson' Family Home

Sought After 'Leafy Lane' Location

Enviably Corner Plot Providing Excellent Potential For A Side Extension
Subject To The Relevant Planning Permissions

Welcoming Entrance Hall

Solid Wood Flooring Flowing Through The Entrance Hall, Study, Lounge,
Dining Room & Storage Cupboard

Spacious Dual Aspect Lounge With Centre Piece Fireplace & Walk In Bay
Window

Dual Aspect Dining Room With Patio Doors Opening Out Onto The Rear
Garden

Modern Downstairs Cloakroom Comprising Two Piece White Suite

Modern Kitchen/Breakfast Room Enjoying Wooden Units & Attractive
Worktops

Built In Appliances Include Dishwasher, & Storage Bins, Space For
American Style Fridge/Freezer & Range Style Cooker

Utility Room Providing Additional Storage Space & Plumbing For Washing
Machine/Tumble Dryer

Study With Window To The Front



Conservatory With Double Doors Opening Out Onto The Rear Garden

Attractive Feature Shutters To The Lounge, Study, Dining Room, All Five Bedrooms, En-Suite Shower Room & Family Bathroom

Galleried Landing

Main Bedroom Enjoying Triple Sets Of Built In Wardrobes & Modern En-Suite Shower Room

Four Additional Bedrooms All Benefitting From Built In Wardrobes

Modern Family Bathroom Comprising Three Piece White Suite & Attractive Tiling

Rear & Side Gardens Offering 'In Our Opinion' A Good Degree Of Privacy

Majority Laid To Lawn With Paved Patio Areas, Mature Trees & Summer House To Remain

Integral Double Garage Currently Used As A Play Room & Separate Cinema Room

Block Paved Driveway Parking For Multiple Vehicles



Tenure: Freehold
EPC Rating: D
Council Tax Band:





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

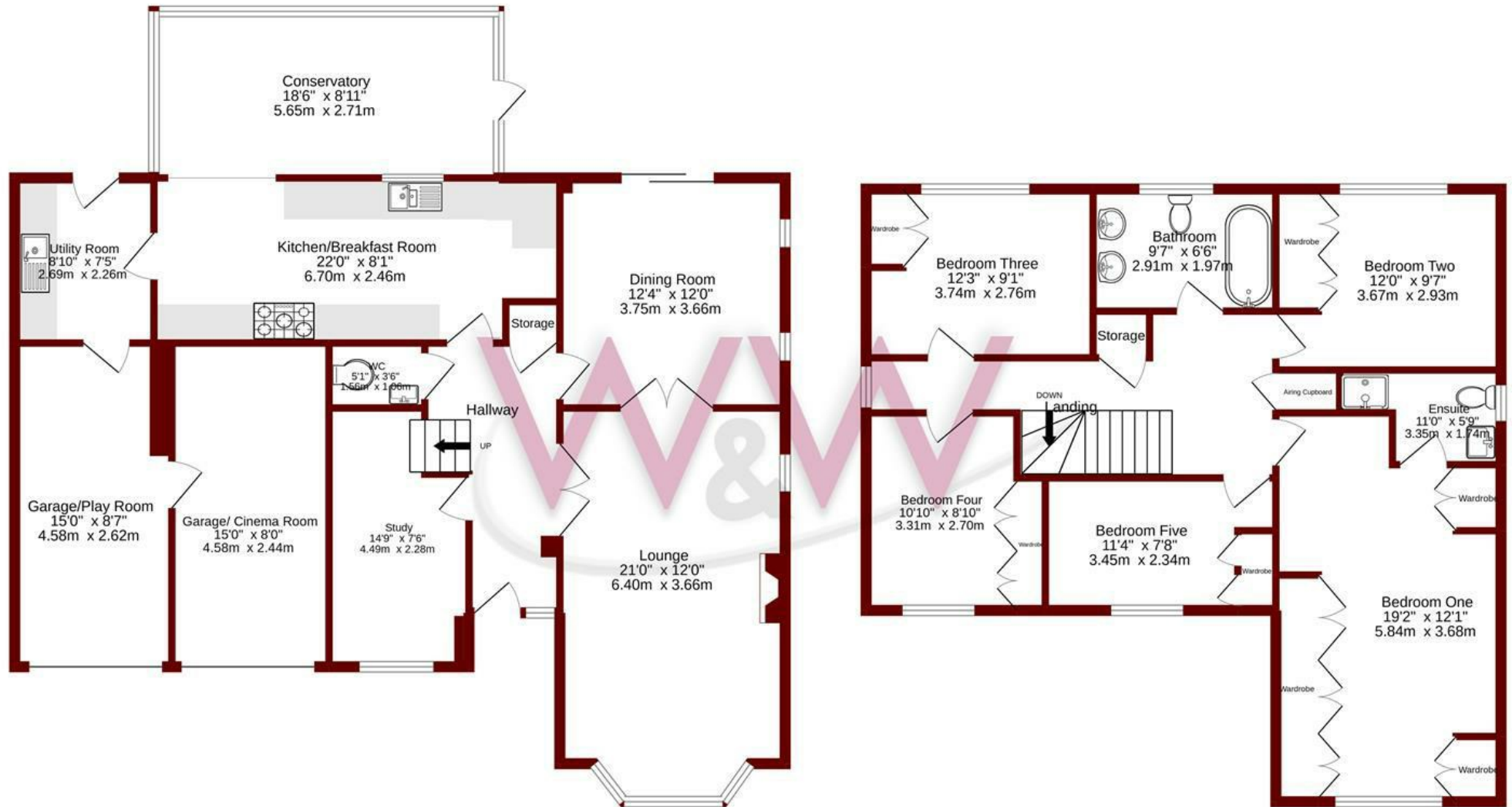
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
1290 sq.ft. (119.9 sq.m.) approx.

1st floor
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 2179 sq.ft. (202.4 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		78
(69-80) C		
(55-68) D	61	
(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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