



18 Saffron Way, Whiteley, PO15 7LQ

Offers In Excess Of £500,000

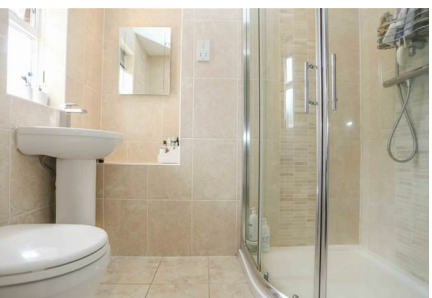


Saffron Way |
Whiteley | PO15 7LQ
Offers In Excess Of £500,000

W&W are delighted to offer for sale this beautifully presented & improved four bedroom detached family home situated in a quiet cul de sac location. The property boasts four bedrooms, lounge, dining room, modern kitchen, utility room, office, cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a southerly facing landscaped garden, remainder of garage & driveway parking for vehicles.

Saffron Way is just a five minute walk to the shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance of the local primary school's 'Whiteley Primary School' & 'Cornerstone'. Also easily accessed is Swanwick train station, the A27 & M27.





Beautifully presented & improved four bedroom detached family home

Vendor suited with small chain ahead

Situated in a sought after quiet cul de sac within walking distance to Whiteley shopping centre

Entrance hall enjoying engineered oakwood flooring flowing into the cloakroom

Spacious living room enjoying window to the front & feature centrepiece fireplace with inset electric fire

Modern kitchen boasting granite worktops & attractive wooden units

Integrated appliances include 'Neff' double oven, hob & dishwasher

Utility room with matching granite worktops, wooden units & integrated fridge/freezer, washing machine & tumble dryer

Feature underfloor heating throughout the kitchen, utility room, dining room, main bathroom & en-suite shower room

Dining room with double doors opening out onto the rear garden

Home office with door into the utility room

The galleried landing has been skillfully re-configured to create a more spacious area & provides boarded loft access

Main bedroom boasting recess for wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall/floor tiling

Three additional bedrooms with one benefitting from built in storage

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

Southerly facing landscaped rear garden with large paved patio area enjoying electric awning, area laid to lawn with mature shrubbery & additional paved patio area to the rear of the garden

The garden also benefits from a shed to remain & outside water tap providing hot & cold water feeds

Remainder of garage with replacement electric roller door

Front landscaped garden laid to shingled area with display flower/shrubbery

Driveway parking for multiple vehicles

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

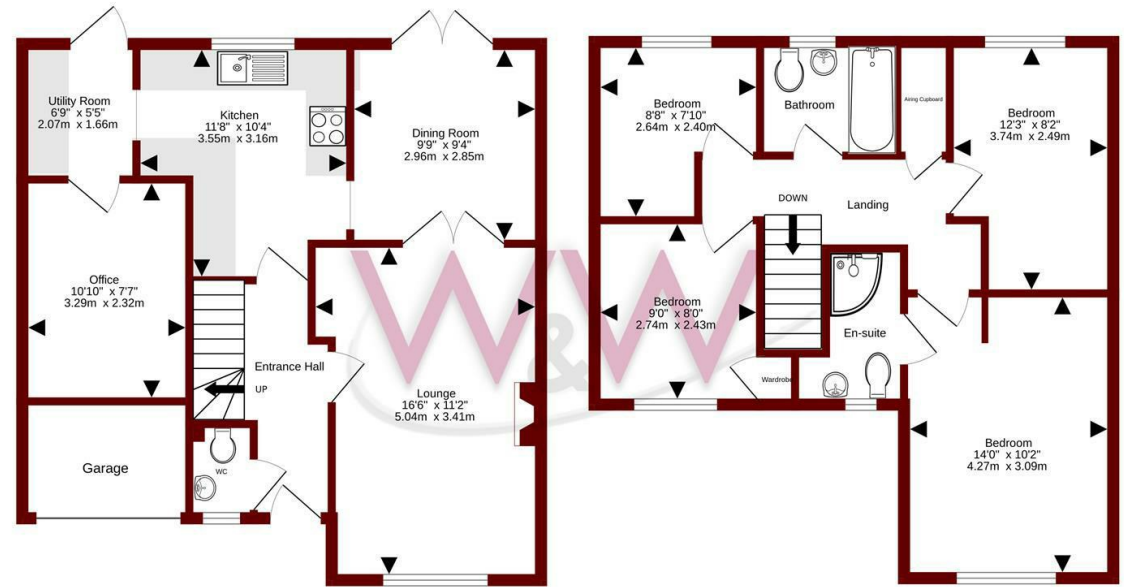
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
612 sq.ft. (56.9 sq.m.) approx.

1st floor
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 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		99
(92 plus) A		
(81-91) B		
(69-80) C	71	
(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

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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