



Bleriot Crescent | Whiteley | PO15 7JD

Offers Over £700,000



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W&W are pleased to offer for sale this well presented four bedroom detached family home sat on an enviable plot in one of Whiteley's most sought after locations. The property boasts over 2000 sq.ft providing four bedrooms, lounge, dining room, study, kitchen/breakfast room, impressively sized conservatory, utility room, cloakroom, bathroom & en-suite shower room to the main bedroom. The property also enjoys a landscaped garden, detached double garage and driveway parking for multiple vehicles.

Bleriot Crescent is situated in the highly sought after 'Leafy Lane' location of Whiteley with Whiteley Shopping Centre just over a mile away, providing a variety of shops and eateries as well as a Cineworld, also within walking distance is Skylark Golf & Country Club with 18 hole golf course, gym, spa including swimming pool & restaurants. The M27 & A27 are easily accessed, as are Swanwick Train Station & Southampton Airport.





Well presented four bedroom detached family home situated on an enviable plot

Highly sought after cul de sac location in Whiteley

No chain ahead

Reception hallway enjoying built in understairs storage cupboard

25'5ft lounge boasting centrepiece stone surround fireplace with inset gas 'log burner effect' remote controlled fire

Kitchen/breakfast room with double doors opening out onto the rear garden & patio doors opening out into the conservatory

Integrated appliances include double oven, hob & fridge/freezer with space for dishwasher

Impressively sized 21'5ft conservatory with double doors opening out onto the rear garden

Utility room providing additional storage space & plumbing for appliances

Separate side porch with door opening out into the garden

Study boasting built in office furniture and window to the front

Dining room with access into the kitchen/breakfast room



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F -

£2942.92 Per Annum



Downstairs cloakroom comprising two piece suite

Galleried landing with feature window

Main bedroom boasting built in double wardrobes, twin windows & en-suite bathroom

Three additional bedrooms with two benefitting from built in wardrobes

Main bathroom comprising four piece white suite

Feature shutters to the study, landing & two front bedrooms all to remain

Landscaped rear garden majority laid to lawn with paved patio & display shrubbery/flower beds

Detached double garage with loft storage, power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains



Heating - Gas central heating

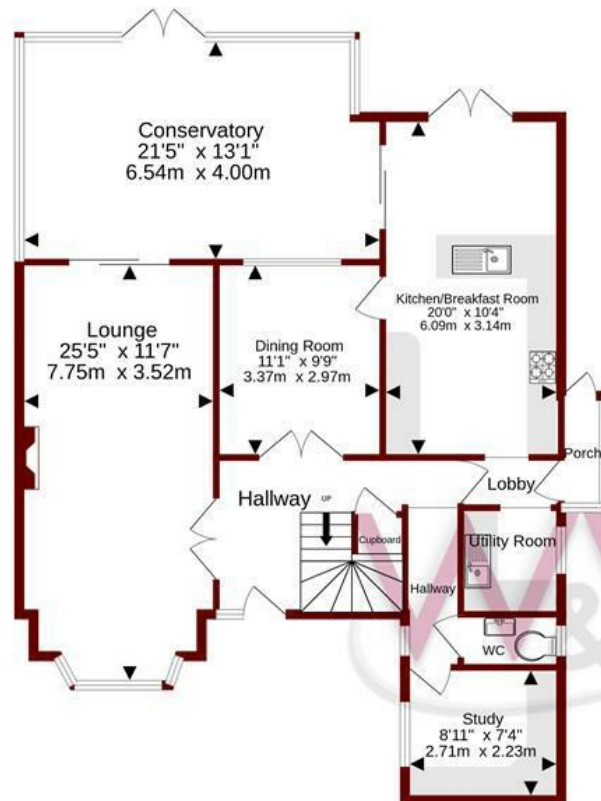
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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

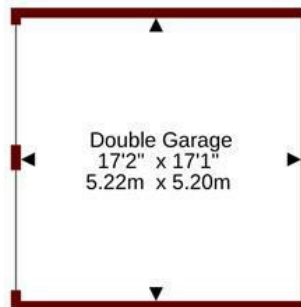
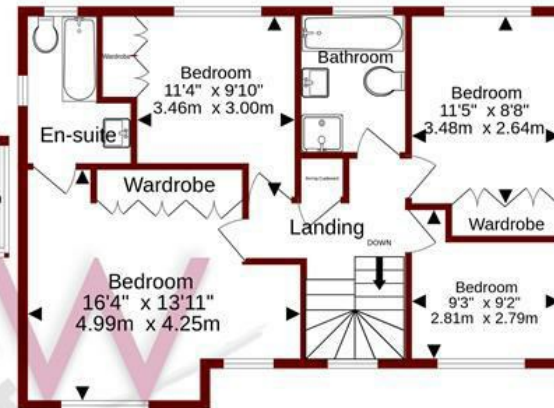
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
1467 sq.ft. (136.3 sq.m.) approx.



1st floor
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 2153 sq.ft. (200.0 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		
(81-91) B		
(69-80) C	75	83
(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	

H3 Whiteley Shopping Centre
 Whiteley Way
 Whiteley
 Hants
 PO15 7PD
 01489 580800
 whiteley@walkerwaterer.co.uk
 www.walkerwaterer.co.uk