



Connemara Crescent | Whiteley | PO15 7BN

Asking Price £685,000



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W&W are delighted to offer for sale this beautifully presented and impressively spacious family home sat on an enviable plot in a highly sought after location. The property boasts over 2100 Sq.Ft providing six bedrooms, four bathrooms & three reception rooms. Outside the property is just as impressive with a South/Westerly aspect landscaped rear garden, ample driveway parking with potential for a single garage to the side of the property (subject to relevant planning permissions).

Connemara Crescent is situated just half a mile from Whiteley Primary School alongside the local Co Op. Further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops and eateries. Excellent transport links are easily accessible including Swanwick train station, A27 & M27.







Beautifully presented & extended detached family home with spacious accommodation across three floors

Welcoming entrance hall enjoying solid oak flooring flowing into the dining area & family room

Sat on an enviable corner plot in a sought after location

Spacious lounge with feature centrepiece stone surround fireplace, bay window to the front & internal doors opening into the family room

Truly stunning open plan kitchen/dining/family room

Modern kitchen enjoying built in 'Neff' oven, induction hob, microwave, washing machine, hot water tap, bins & space for 'American' style fridge/freezer

Dining area with double doors out to the garden with velux window

Impressive family room boasting vaulted ceiling with exposed beam & velux window

Contemporary downstairs cloakroom

Ground floor bedroom enjoying modern en-suite shower room, walk in dressing room with fitted units & twin bay windows to the front

'In our opinion' we feel that the property has amazing annexe

potential

Generously sized main bedroom enjoying walk in wardrobe, twin windows overlooking the rear garden & modern en-suite shower room

Two further bedrooms to the first floor each benefitting from built in storage

Modern re-fitted main bathroom comprising four piece white suite with feature twin sinks and attractive wall/floor tiling

Guest bedroom benefitting from en-suite shower room & additional bedroom with built in home office furniture to the top floor

Rear landscaped south westerly facing garden enjoying large paved patio perfect for alfresco dining, area laid to lawn with raised sleepers enjoying display shrubbery

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

Remainder of garage currently used as walk in large storage room

Driveway parking for ample vehicles with the



Tenure: Freehold
EPC Rating: C
Council Tax Band: G -
£3439.01 Per Annum





possibility of adding a single garage to the side (subject to the relevant planning permissions)

ADDITIONAL INFORMATION -

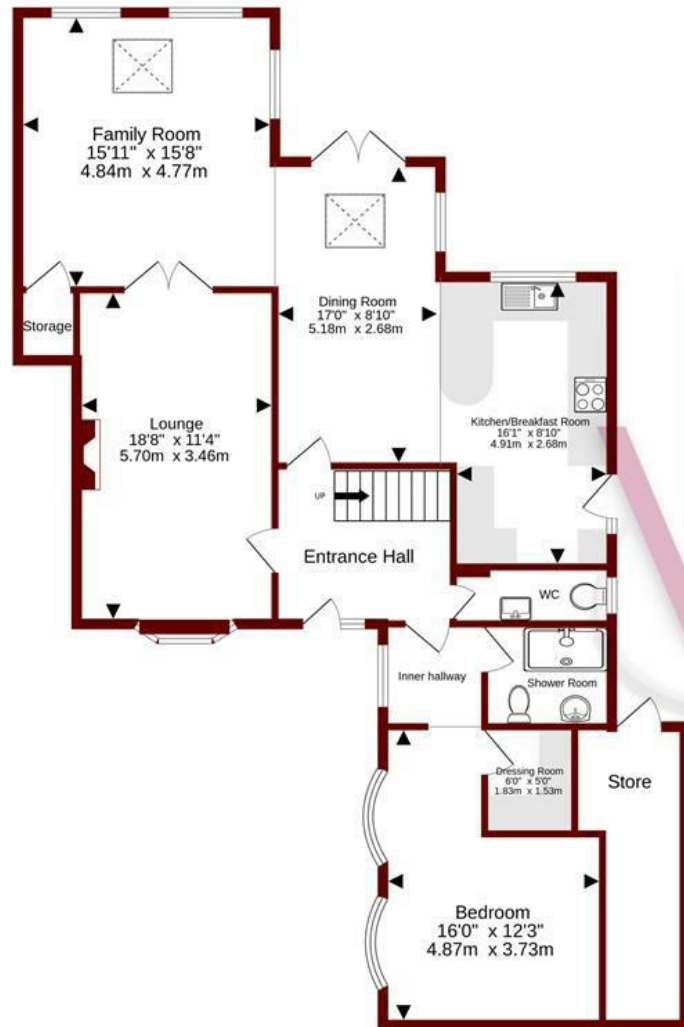
The property is of traditional brick built and is connected to mains drainage, water & electric. The property has gas central heating.

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Utility warehouse. Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

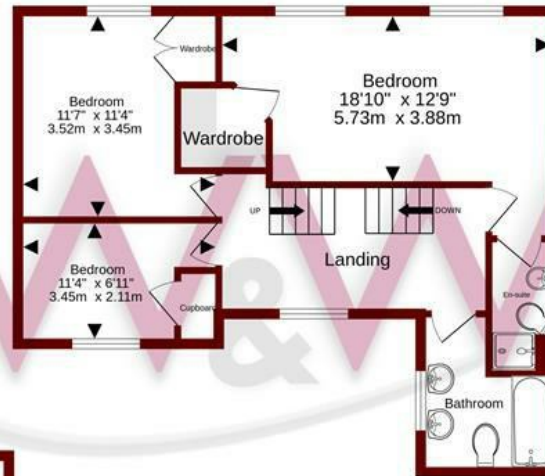
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



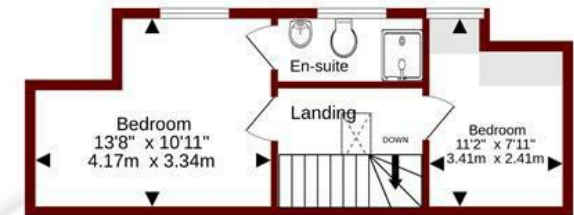
Ground floor
1222 sq.ft. (113.5 sq.m.) approx.



1st floor
593 sq.ft. (55.1 sq.m.) approx.



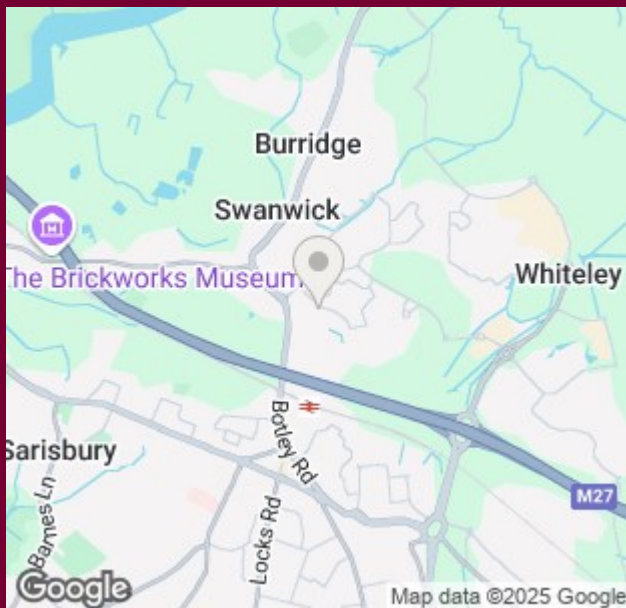
2nd floor
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 2120 sq.ft. (196.9 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	69	77
(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	

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