



1 Brabant Close, Whiteley, PO15 7BW

Asking Price £539,000





Brabant Close |  
Whiteley | PO15 7BW  
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W&W are delighted to offer for sale this well presented four bedroom detached family home. The property boasts four bedrooms, lounge, open plan modern fitted kitchen/dining room, utility room, cloakroom, family room, en-suite shower room to the master bedroom and family bathroom. The property also enjoys an impressively sized rear garden, garage & driveway parking.

Brabant Close 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







Well presented four bedroom detached family home

Situated on an enviable corner plot

Sought after cul de sac location made up of only a few houses

Spacious lounge with contemporary centre piece fireplace & open access into the kitchen/dining room

Open plan modern kitchen/dining room with feature high gloss units, breakfast bar & attractive worktops

Built in appliances include oven, hob & dishwasher

Utility room providing further storage space & room for additional appliances

Open plan family room

Conservatory with double doors opening out onto the rear garden

Contemporary re-fitted downstairs cloakroom

Master bedroom enjoying built in wardrobes & modern en-suite shower room

Three further bedrooms with two of those enjoying built in wardrobes

Family bathroom comprising three piece white suite

Impressively sized rear garden offering 'In our opinion' a good deal of privacy laid to lawn & paved patio areas

Garage & driveway parking

Walking distance to Whiteley primary school & local amenities

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

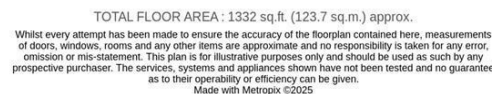
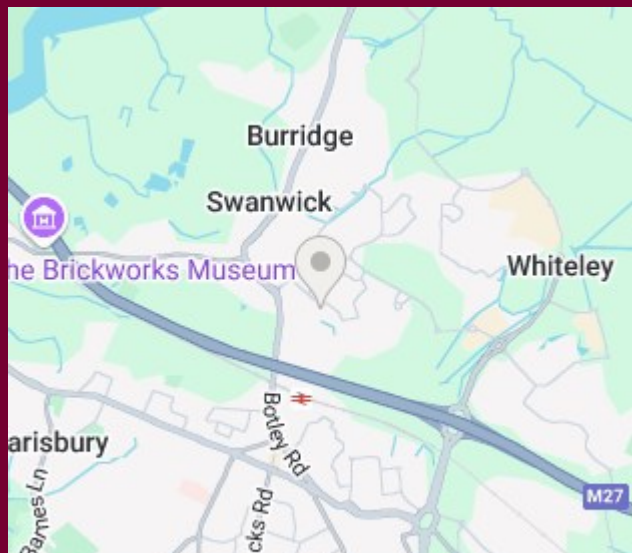
Heating - Gas central heating with replacement '2025' Vaillant combination boiler with 'NEST' smart heating system


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

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/>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	82
EU Directive 2018/84/EC			

Potential EPC Rating - TBC

[www.walkerwaterer.co.uk](http://www.walkerwaterer.co.uk)

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