



Carroll Close | Whiteley | PO15 7FZ

Asking Price £830,000



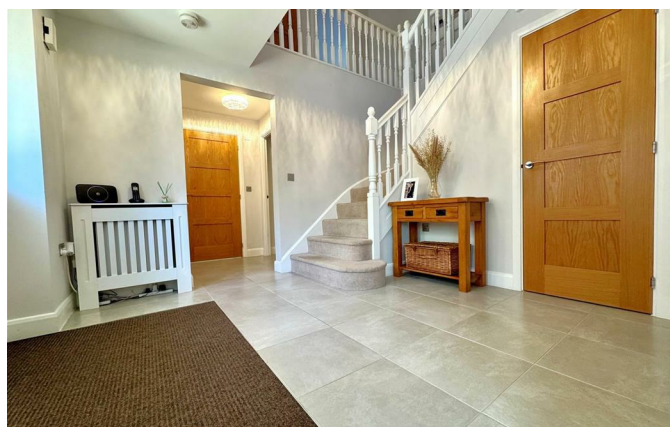
Carroll Close |

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W&W are delighted to offer for sale this beautifully presented, spacious, bright & airy home tucked away in a truly enviable location at the end of a private road. Three ample reception rooms are joined by the impressive open plan kitchen/breakfast/family room to the ground floor, with five generous bedrooms & three bathrooms to the first floor. The property sits on an impressive corner plot with gardens to both the rear & to the side.

Carroll Close is situated in the 'Sweethills Crescent' area of Whiteley with the local school and shops just a walk away. Further shops, eateries & amenities can be found at Whiteley Shopping Centre which is a mile away. Excellent transport links are easily accessible from the property including A27, M27 & Swanwick train station.







Highly impressive 2012 built 'David Wilson' detached executive home

Tucked away in a private road of just 9 houses

Enviably woodland views to the front & rear

Grand reception hallway enjoying built in understairs storage cupboard & attractive tiled flooring

19'x17' Lounge with bi-folding doors opening out onto the rear garden

Stunning centre piece inglenook fireplace with inset log burner

23'4ft open plan kitchen/breakfast/family room with double doors opening out onto the rear garden

Modern fitted kitchen with attractive Silestone worktops & attractive cabinets

Integrated appliances including double oven, fridge/freezer & dishwasher

Further appliance space & additional sink to the utility room

Dual aspect dining room

Study/snug with walk in Bay window to the front

Contemporary downstairs cloakroom comprising two piece white suite

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F -

£3126.58 Per Annum



Spacious galleried landing with large built in airing cupboard

Impressively sized main bedroom benefitting from built in wardrobes, Juliette balcony & en-suite

Modern en-suite bathroom comprising four piece white suite & attractive wall/floor tiling

Guest bedroom also benefitting from built in wardrobes & modern en-suite shower room

Three additional bedrooms with two benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite

Enviably corner plot location with rear & side gardens

Rear enclosed landscaped garden majority laid to lawn, display flower beds/shrubbery & twin patio areas perfect for alfresco dining

Double garage, driveway parking & electric vehicle charging point

The property is of a traditional brick build and is connected to mains water, drainage, gas & electrics. The property enjoys gas central heating with a '2021' replacement Worcester boiler





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/>



The floor plan illustrates the layout of the first floor, featuring a large Double Garage on the left, a Dining Room, a Kitchen/Breakfast/Family Room, a Lounge, a Study, a Hallway, a Porch, a Utility Room, and a WC. The rooms are labeled with their dimensions in both feet/inches and meters.

Room	Dimensions (ft/in)	Dimensions (m)
Double Garage	18'11" x 17'6"	5.77m x 5.33m
Dining Room	11'4" x 10'7"	3.46m x 3.22m
Kitchen/Breakfast/Family Room	23'4" x 21'9"	7.12m x 6.62m
Lounge	19'5" x 14'6"	5.92m x 4.42m
Study	11'8" x 8'5"	3.56m x 2.56m

Other labeled areas include the Porch, Hallway, Utility Room, and WC. The plan also shows a staircase with an 'UP' arrow and a 'Storage' area.

The floor plan shows a large Master Bedroom (18'10" x 17'9") with a wardrobe and access to a balcony. It connects to a central hallway. This hallway leads to an Ensuite Bathroom, a main Bathroom, and another hallway. The second hallway branches off to three more bedrooms: one at the top right (13'7" x 11'9"), one at the bottom left (14'1" x 11'9"), and one at the bottom right (11'9" x 10'7"). A fourth bedroom (9'10" x 7'9") is located near the stairs, which lead down. A fifth bedroom (13'7" x 11'9") is also shown at the top right.

Room	Dimensions (ft/in)	Dimensions (m)
Master Bedroom	18'10" x 17'9"	5.73m x 5.41m
Bedroom	13'7" x 11'9"	4.13m x 3.58m
Bedroom	14'1" x 11'9"	4.28m x 3.57m
Bedroom	11'9" x 10'7"	3.58m x 3.22m
Bedroom	9'10" x 7'9"	3.00m x 2.36m

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		
(82 plus) A		
(61-81) B	82	87
(39-60) C		
(15-45) D		
(9-38) E		
(1-7) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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