



31 Caspian Close, Whiteley, PO15 7BP

Asking Price £595,000



Caspian Close |
Whiteley | PO15 7BP
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W&W are delighted to offer for sale this four bedroom detached family home sat on a enviable corner plot. The property boasts four double bedrooms, three reception rooms, kitchen/breakfast room, utility room, cloakroom, family bathroom & en-suite bathroom to the main bedroom. The property also benefits from a beautifully landscaped garden, double garage and ample driveway parking.

Caspian Close is accessed via Botley Road and is within walking distance to local shops, schools, Swanwick train station and other amenities in both Whiteley and Park Gate.





Four bedroom detached family home

Sat on an enviable corner plot

Spacious dual aspect lounge with centrepiece fireplace & replacement double doors opening out into the rear garden

Dining room with access into the lounge

Fitted kitchen/breakfast room enjoying built in 'Neff' gas hob, 'Bosch' oven with space for fridge/freezer & dishwasher

Utility room providing additional storage space & plumbing for washing machine/tumble dryer

Study with window

Downstairs cloakroom

Main bedroom enjoying built in wardrobes & en-suite

Impressively sized en-suite bathroom comprising four piece white suite

Three further double bedrooms

Two out of the four bedrooms benefit from built in wardrobes

Modern re-fitted family bathroom comprising three piece white suite & attractive tiling

Landscaped rear garden majority laid to lawn, paved patio area with mature shrubbery & raised flower beds offering 'In Our Opinion' a good degree of privacy

Double garage with power & lighting

Driveway parking for multiple vehicles

Walking distance to local shops, schools & amenities

Vendor suited

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

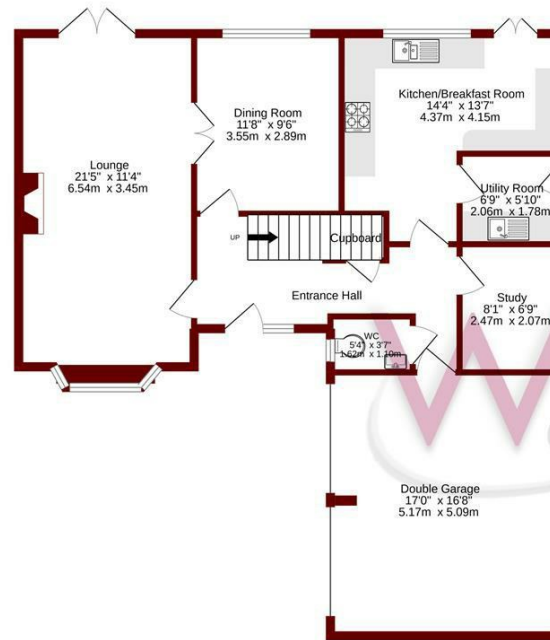
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

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

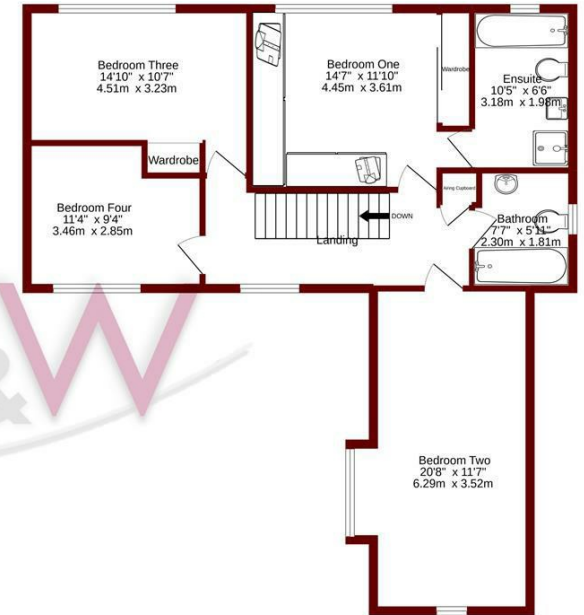
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
991 sq.ft. (92.1 sq.m.) approx.



1st floor
855 sq.ft. (79.4 sq.m.) approx.



Caspian Close, Whiteley.

TOTAL FLOOR AREA: 1846 sq.ft. (171.5 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		
(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 - G - £3607 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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