



Hanoverian Way | Whiteley | PO15 7JT

Asking Price £875,000





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W&W are delighted to offer for sale a rare opportunity to purchase this beautifully presented five bedroom detached family home in a highly requested cul de sac. Inside, the property boasts over 2500 sq. Ft providing an impressively sized lounge, family room, modern open plan kitchen/dining/family room, utility room, two en-suites, family bathroom & cloakroom. The property also benefits from an enviable plot with rear, side & front gardens, double garage & driveway parking.

Hanoverian Way is ideally situated with the woodland surrounding providing walkways to the local school & shops as well as Swanwick train station which takes just 15 minutes. Whiteley Shopping Centre is also just a 20 minute walk offering a wide variety of shops, eateries & amenities including Cinema & Tesco.











Rare opportunity to purchase this fantastic home which the current vendors have owned for 25 years

Beautifully presented five bedroom detached family home sitting on an enviable plot

Boasting accommodation over 2500 Sq.Ft

Welcoming entrance hall enjoying attractive Karndean flooring flowing into the lounge & built in understairs storage cupboard

26'7ft dual aspect lounge with impressive stone open fireplace & double doors out onto the rear garden

Truly stunning open plan kitchen/dining room with attractive slate flooring, attractive matte cabinets, quartz worktops & central island

Integrated appliances include five ring gas hob, 'Neff' twin ovens, combination microwave/oven, coffee machine, dishwasher & fridge

Utility room with matching worktops providing ample storage space, space for 'American' style fridge/freezer & further appliances

Family room/dining room with double doors opening into the living room

Downstairs cloakroom comprising two piece contemporary suite



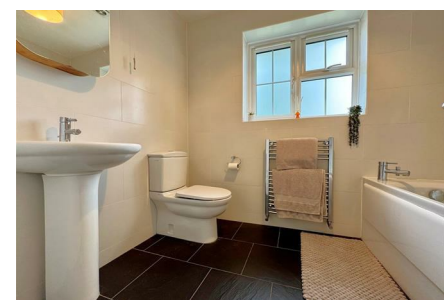


**Tenure: Freehold**

**EPC Rating: C**

**Council Tax Band: G -**

**£4000 Per Annum**



16'10ft Main bedroom enjoying a separate dressing room with an array of built in wardrobes & furniture

Modern en-suite bathroom to the master suite comprising feature walk in 'Wet Room' shower, free standing bath & attractive wall/floor tiling

17'5ft Guest bedroom featuring twin windows, built in wardrobes & en-suite shower room

Three additional bedrooms with one benefitting from built in wardrobes

Modern family bathroom comprising three piece white suite & attractive tiling

Enviably plot offering 'In our opinion' a degree of privacy

Rear enclosed landscaped garden with majority laid to lawn, paved patio areas & summer house to remain

Double garage & driveway parking

Extensive frontage with lawn areas & mature trees

Whiteley Primary School catchment area

Idealistic family location within walking distance to local shops & further amenities





Replacement UPVC windows, back door & composite front door

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

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

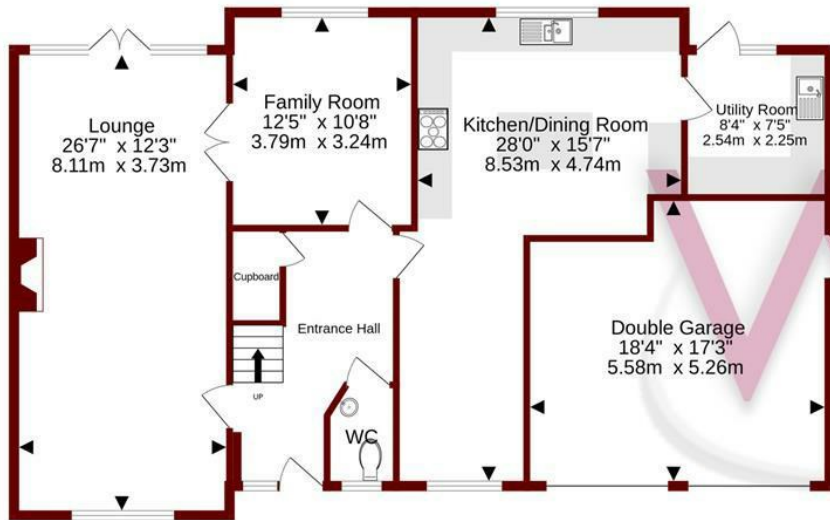
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

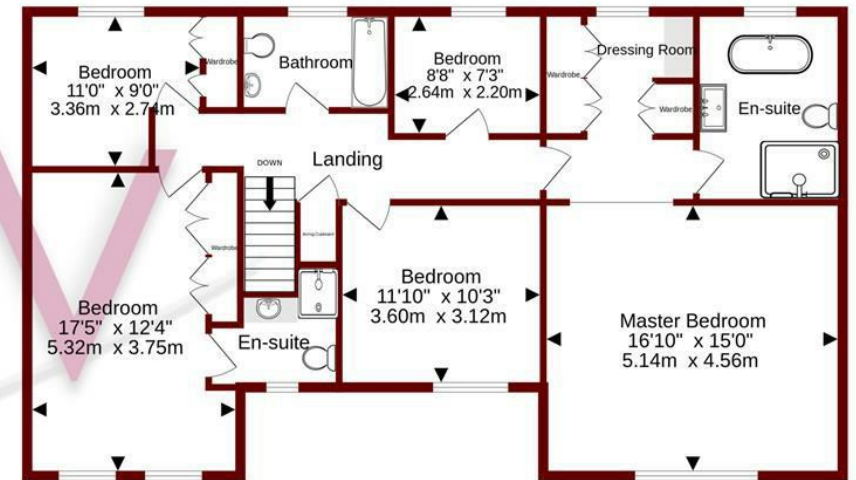




Ground floor  
1353 sq.ft. (125.7 sq.m.) approx.



1st floor  
1176 sq.ft. (109.3 sq.m.) approx.



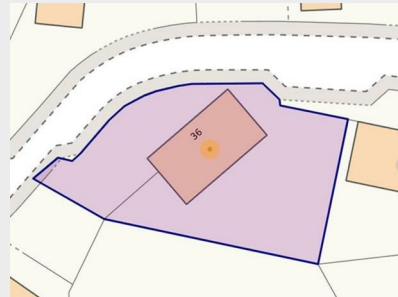
TOTAL FLOOR AREA : 2530 sq.ft. (235.0 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(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>	EU Directive 2002/91/EC	



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