



Lady Bettys Drive | Whiteley | PO15 6RJ

Guide Price £800,000



Lady Bettys Drive |
Fareham | PO15 6RJ
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W&W are extremely delighted to offer for sale this beautifully presented and vastly improved unique four bedroom detached family home situated on an enviable plot. Internally, the property boasts over 2000sq.ft providing four bedrooms, 34'9ft kitchen/dining/living room, 27'7ft conservatory/sun room with cloakroom & modern main bathroom. Outside, the property sits on a plot exceeding 0.4 of an acre providing front, rear & side gardens as well as a large outbuilding to remain, detached double garage & driveway parking for ample vehicles.

Whitebird is situated on the edge of Whiteley positioned close to the Skylark Golf & Country Club and allowing easy access to J9 of the M27 providing good commuting links; the popular Whiteley Shopping Village is also within walking distance boasting its array of retail shops, multiscreen cinema and restaurants.







Beautifully presented & vastly improved four double bedroom detached home

Situated on an enviable plot exceeding 0.4 of an acre providing front, side & rear gardens

Welcoming entrance hall enjoying attractive wood laminate flooring flowing into the kitchen/dining/living room

39'9ft Triple aspect open plan kitchen/dining/living room enjoying twin sets of double doors opening out to the rear garden & feature centrepiece slate surround fireplace with inset log burner

Stunning two tone re-fitted kitchen with quartz worktops, matte cabinets with gold trim & large central island

Integrated appliances include Bora induction hob with personal extractor fan, double oven, fridge/freezer & space for dishwasher

27'2ft Conservatory/sun room with built in storage cupboard & cloakroom

Two double bedrooms to the ground floor



Tenure: Freehold
EPC Rating: TBC
Council Tax Band: E
- £2600 Per Annum

Impressive sized galleried landing with perfect hobby space

26'8ft Dual aspect main bedroom

Additional guest bedroom to the top floor

Spectacular re-fitted modern main bathroom comprising four piece white suite with feature freestanding bath, large low profile shower cubicle tray & attractive wall/floor tiling

Feature porthole windows to the main bedroom, guest bedroom & kitchen/dining/living room

Rear gardens majority laid to lawn with decked sun terraced and paved patio area perfect for alfresco dining, feature freshwater pond & display flowers/shrubbery

In our opinion we feel that the garden offers a great degree of privacy with mature woodlands surrounding the property

Outbuilding with plumbing, power & lighting





Detached double garage & driveway parking for ample vehicles

The property is of a traditional brick build and is connected to mains water & electrics, the central heating system is oil fired and the property currently has a cesspit.

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky with FTTP (fibre to the premise

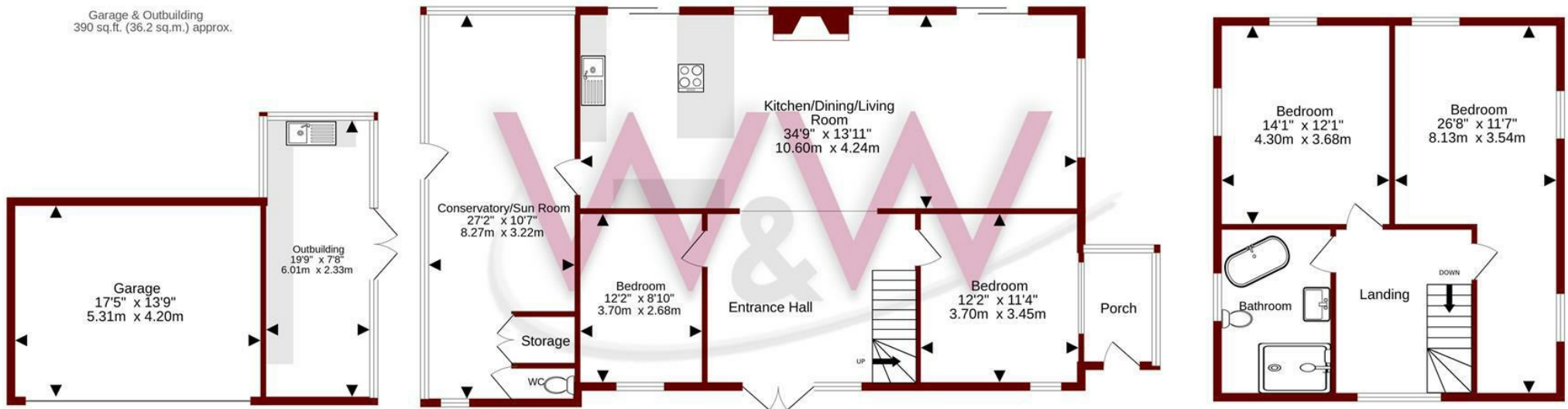
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
615 sq.ft. (57.1 sq.m.) approx.

Garage & Outbuilding
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 2227 sq.ft. (206.9 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		
(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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