



34 Rattigan Gardens, Whiteley, PO15 7EA

Asking Price £410,000

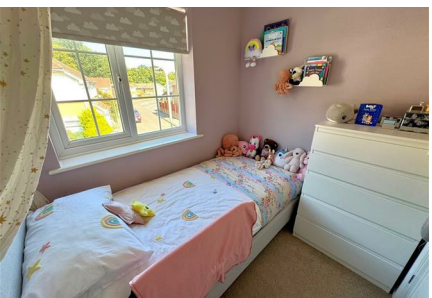


Rattigan Gardens |
Whiteley | PO15 7EA
Asking Price £410,000

W&W are delighted to offer for sale this beautifully presented & improved three bedroom detached family home. The property boasts three bedrooms, lounge, modern kitchen/breakfast room, dining room, conservatory, study, cloakroom, modern main bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden & driveway parking.

Rattigan Gardens is situated in the ever popular 'Sweethills Crescent' area of Whiteley, the shopping centre is just a 15 minute walk away providing a variety of shops, eateries and other amenities. The A27 & M27 are easily accessible as is Swanwick Train Station. Whiteley School is also within walking distance and bus stops close by with links to local Secondary Schools - Henry Cort Community College and Swanmore College





Beautifully presented & improved three bedroom detached family home

Welcoming entrance hall enjoying attractive wood flooring flowing into the lounge, dining room & downstairs cloakroom

Lounge enjoying built in understairs storage cupboard

Modern re-fitted kitchen/breakfast room enjoying attractive worktops, cabinets, breakfast bar & feature under wall cupboard lighting

Integrated appliances include double oven, hob, freshly filtered water tap, dishwasher, double waste bins with space for fridge/freezer & washing machine

Study with window to the front

Dining room with double doors opening into the conservatory

Conservatory with double doors out to the rear garden

Downstairs cloakroom comprising two piece white suite

Main bedroom benefitting from an en-suite shower room

Two additional bedrooms both benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite, attractive wall tiling, feature underfloor heating, mirror with touch sensor to activate lighting and heating to avoid steaming up & power shower

Southerly facing landscaped garden laid to lawn, paved patio area with display flowers/shrubbery, outside power points, water tap, lighting & storage shed to the side

Driveway parking with feature water tap & power points

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

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/>



1st floor
365 sq.ft. (33.9 sq.m.) approx.

TOTAL FLOOR AREA : 987 sq.ft. (91.7 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.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-64) 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 - D - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk