



23 Camellia Way, Whiteley, PO15 7NS

Asking Price £360,000





Camellia Way |  
Whiteley | PO15 7NS  
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W&W are delighted to offer for sale this unique, beautifully presented & improved three bedroom semi detached family home situated in a popular quiet cul de sac. Internally, the property boasts a breath-taking open plan 25'9ft open plan kitchen/dining/living room, three bedrooms, main bathroom & cloakroom. Outside, the property enjoys a good sized rear garden with two outbuildings to remain & driveway parking for two vehicles.

Camellia way is situated within easy strolling distance to Whiteley Shopping Centre providing a variety of shops and eateries and Meadowside Leisure Centre. Excellent transport links are easily accessible including A27, M27 & Swanwick train station.







Beautifully presented, re-modelled & vastly improved three bedroom semi detached home

Situated in a quiet cul de sac location ideally located close to Meadowside & Whiteley Shopping Centre

Impressive open plan 25'9ft triple aspect kitchen/living/dining room with double doors opening out to the rear garden

Modern kitchen enjoying butchers block effect worktops, attractive matte cabinets with central island/breakfast bar

Integrated appliances include double oven, induction hob, dishwasher & space for american style fridge/freezer

The dining area benefits from a bespoke pull down dining table which will remain

Downstairs cloakroom & utility cupboard with plumbing for appliances also to the ground floor

Main bedroom enjoying twin windows & built in wardrobes

Two additional bedrooms

Modern main bathroom comprising three piece white suite & attractive wall tiling

Rear landscaped garden majority laid to lawn, paved patio area, shingled area, display flower/shrubbery & rear access

Fully insulated outbuilding with power & lighting to remain, summer house also to remain

Driveway parking to the side for two vehicles with EV charger to remain

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

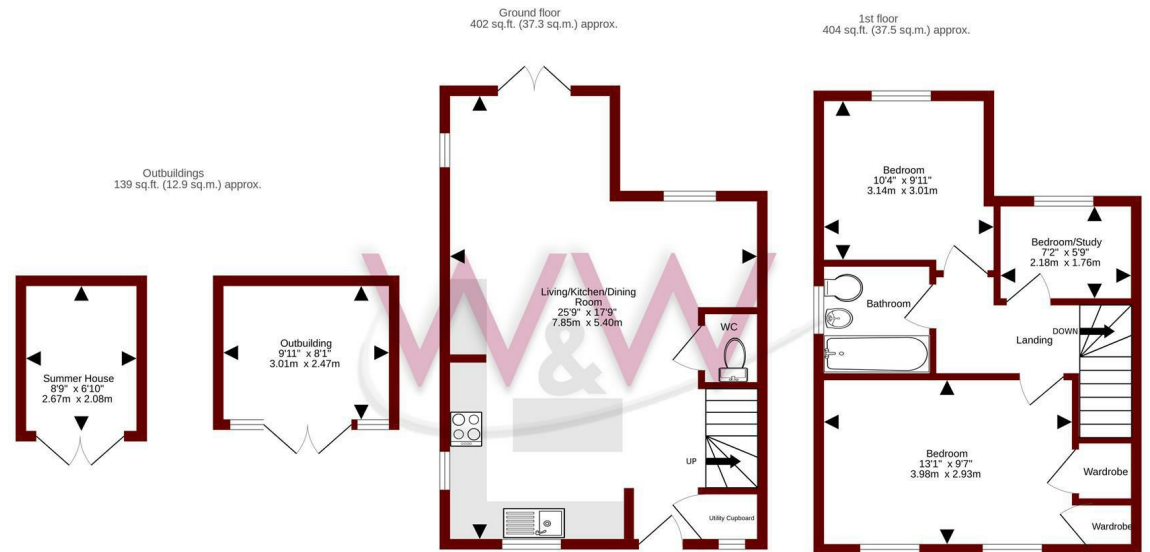
Heating - Gas central heating

Broadband - There is broadband connected to the property

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

Mobile coverage: the seller informs us that they have signal and are no current black spots - please check here for all networks: <https://www.signalchecker.co.uk>





TOTAL FLOOR AREA : 945 sq.ft. (87.8 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>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre  
Whiteley Way  
Whiteley  
Hants  
PO15 7PD  
01489 580800  
whiteley@walkerwaterer.co.uk  
www.walkerwaterer.co.uk