



Carroll Close | | Whiteley | PO15 7FZ

Asking Price £830,000



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W&W are extremely delighted to offer for sale this beautifully presented detached family home situated down a private road enjoying picturesque woodland views. The property has been meticulously maintained and improved. Formally a 5 bedroom home, the current owners have converted bedroom 5 into an impressive dressing room. Internally the property boasts over 2000 sq.ft providing four double bedrooms, three reception rooms, 22'7ft kitchen/breakfast room, utility room, cloakroom, modern main bathroom & two modern en-suites. Outside, the property enjoys a professionally landscaped rear garden, detached double garage & driveway parking for up to 4 vehicles.

Carroll Close is situated in the 'Sweethills Crescent' area of Whiteley with the local school and shops just a walk away. Further shops, eateries & amenities can be found at Whiteley Shopping Centre which is a mile away. Excellent transport links are easily accessible from the property including A27, M27 & Swanwick train station.







Beautifully presented four bedroom detached family home

Enviably tucked away in a private road enjoying mature woodland views to the front

Grand reception hallway enjoying multiple built in storage cupboards

Formerly five bedrooms, now four double bedrooms with bedroom 5 converted into a dressing room for the main bedroom

Dual aspect lounge with double doors opening out to the rear garden

22'7ft Kitchen/breakfast room with bi-fold doors opening out to the rear garden & large built in storage/larder cupboard

Modern kitchen with feature quartz worktops, attractive cabinets & central island

Integrated appliances include double oven, hob, microwave & dishwasher with space for American style fridge/freezer

Utility room providing additional storage & space/plumbing for appliances

Study & dining room to the front both benefitting from twin windows overlooking woodlands

Downstairs cloakroom comprising two piece suite



Tenure: Freehold

EPC Rating: B

Council Tax Band: G

Wonderfully light & airy galleried landing with feature arched central window enjoying bespoke made to measure shutters to remain

Main bedroom benefitting from twin windows, built in wardrobes, walk in dressing room & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall/floor tiling

Walk in dressing room enjoying built in hanging space, storage and display units

Guest bedroom also benefitting from built in wardrobes & modern en-suite shower room

Two additional double bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising four piece white suite

Beautifully landscaped garden enjoying extensive paved patio, decked seating area with lighting, large area of artificial lawn with box hedging and raised flower beds with established olive trees

Shed to remain in the garden

Detached double garage with driveway parking for multiple vehicles





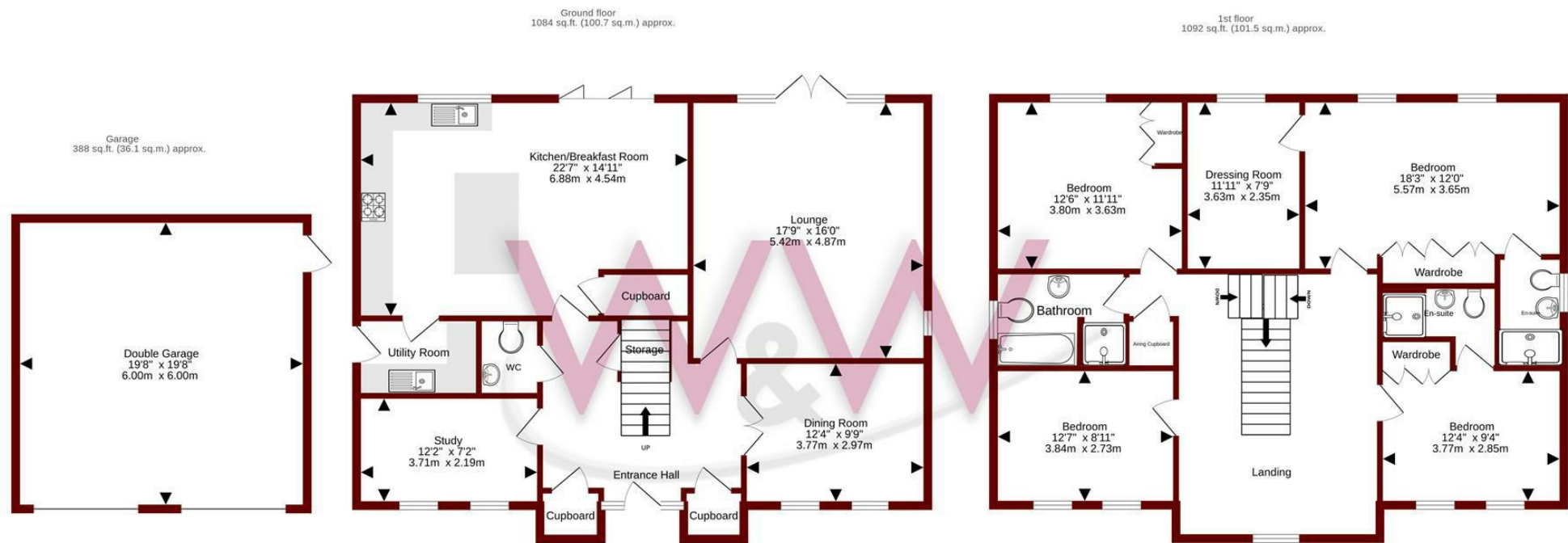
The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property

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/>





TOTAL FLOOR AREA : 2564 sq.ft. (238.2 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	82	87
(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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