



Kipling Close | | Yateley | GU46 6YA

Asking Price £675,000

Freehold

Waterford's W
Residential Sales & Lettings

Kipling Close |
Yateley | GU46 6YA
Asking Price £675,000

A spacious four-bedroom, two-bathroom detached home, reconfigured from its original five-bedroom design. The property is in excellent condition throughout and benefits from an integral garage and ample driveway parking.

- Detached house
- Now has 4 generous double bedrooms
- 26ft living/dining room and modern conservatory
- Private rear garden
- Ample driveway parking
- Reconfigured from its original 5 bedroom design
- Family bathroom, ensuite, and downstairs cloakroom
- 17ft refitted kitchen/breakfast room
- Integral garage
- In excellent condition throughout

Location

The property is situated in a quiet cul-de-sac on the popular Poets development and is within close proximity to shops, including Waitrose and Boots Chemist, as well as a doctor's surgery, bus routes, and well-regarded local schools. Rail links from Fleet and Blackwater stations, access to the M3, and Yateley Common are also nearby.





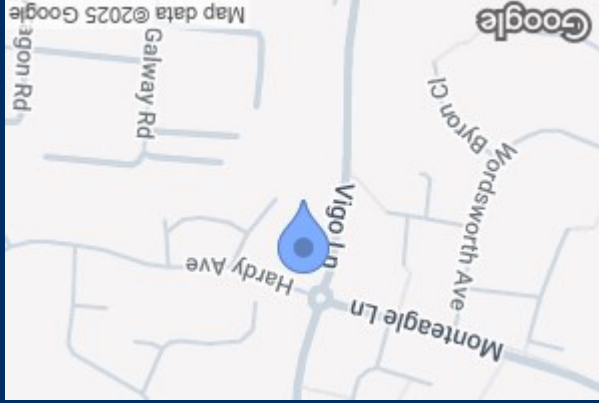
Description

Accommodation comprises an entrance hallway with understairs storage and a downstairs cloakroom, a 26ft living/dining room with a feature fireplace leading into a modern conservatory, and a 17ft refitted kitchen/breakfast room. Upstairs, there are four generous double bedrooms, one with an en suite shower room, and a modern family bathroom.

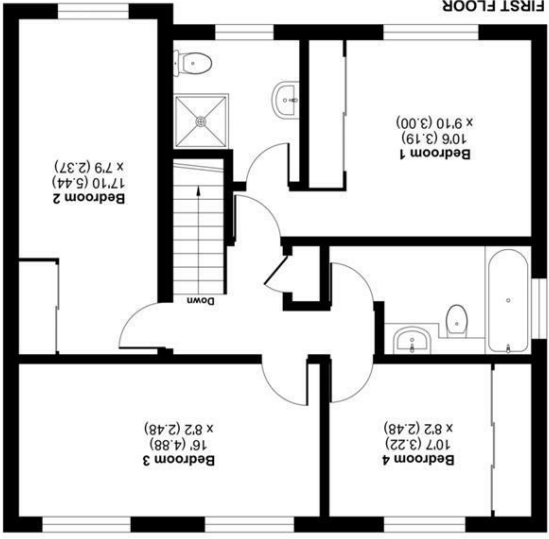
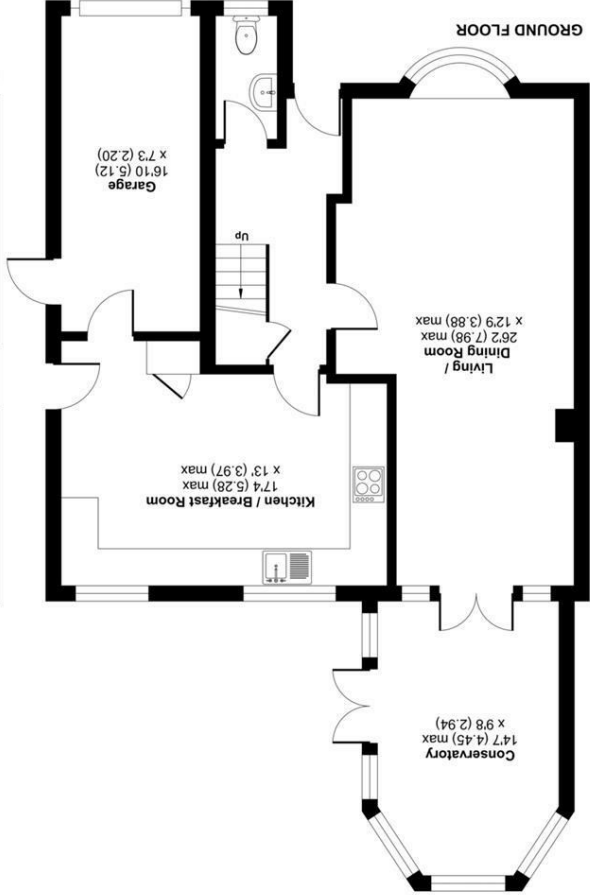
Outside

The front offers ample driveway parking, leading to the integral garage and front door. Gated side access leads to the fully enclosed rear garden, which is very private. The garden is mainly laid to lawn, with multiple patio areas, perfect for entertaining.





Energy Efficiency Rating	
Current	Potential
Not energy efficient - higher running costs	
A (92 points)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - lower running costs	
64	80
EU Directive 2002/91/EC	
England & Wales	



Kipling Close, Yateley, GU46

Approximate Area = 1462 sq ft / 135.8 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 1586 sq ft / 147.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. Produced for Waterfords. REF: 1313888

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