



9 Amarylis Close, Titchfield Park, PO15 5LQ

Asking Price £379,995



Amarylis Close |
Titchfield Park | PO15 5LQ
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W&W are delighted to offer for sale this well presented & improved three bedroom semi detached home. The property boasts three bedrooms, lounge, dining room, kitchen, conservatory, family room/office, modern bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear enclosed landscaped garden & driveway parking for multiple vehicles.

Amarylis Close is a cul de sac situated in Titchfield Park, transport links are easily accessed including the A27 & M27 and you are within catchment for Park Gate Primary School and Brookfield Community School. Whiteley Shopping Centre is just 2 miles away providing a variety of shops and eateries as well as supermarket and cinema. The renowned Skylark Golf and Country Club is a few minutes by car where you will find an 18 hole golf course, gym, swimming pool and restaurant.





Well presented & improved three bedroom semi detached home

Lounge with built in understairs storage cupboard

Modern re-fitted kitchen boasting attractive worktops & units

Integrated appliances include fridge/freezer, double oven, induction hob, washing machine & dishwasher

Dining room with double doors opening out onto the conservatory

Impressively sized 19'4ft conservatory with double doors opening out onto the garden & radiator providing all year round use

Converted garage into a family room/office with window to the front

Main bedroom enjoying built in storage/bedroom furniture & en-suite

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

Two additional bedrooms both benefitting from built in storage/bedroom furniture

Modern re-fitted family bathroom comprising three piece white suite, attractive marble effect wall/floor tiling & feature 'Jacuzzi' style spa bath

Rear enclosed westerly facing landscaped garden enjoying area laid to lawn, shingled area & display flower/shrubbery beds

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

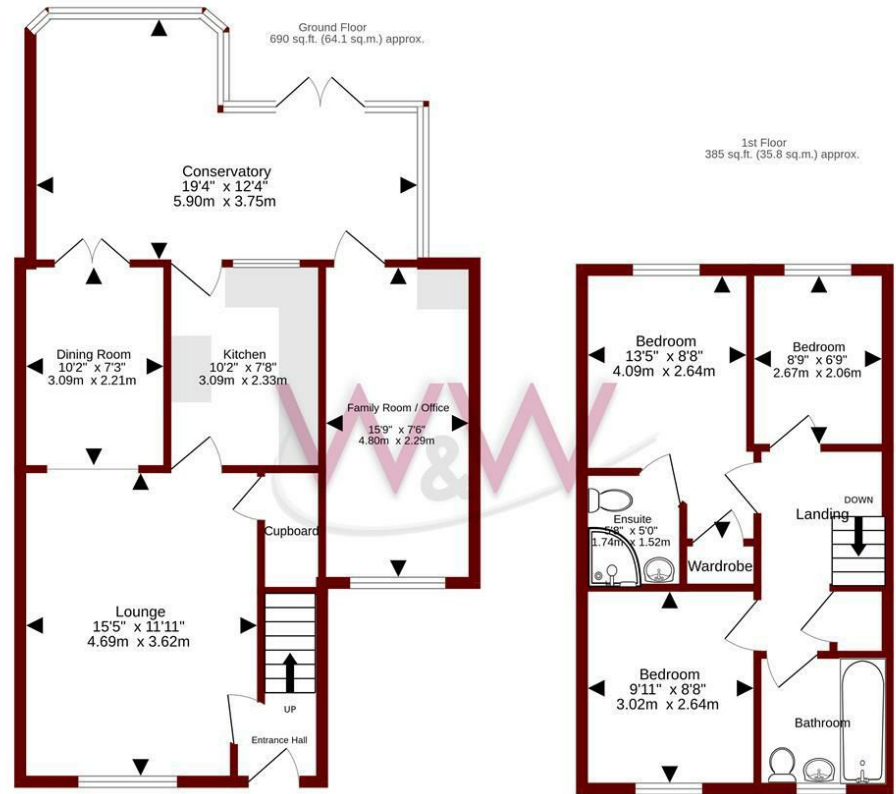
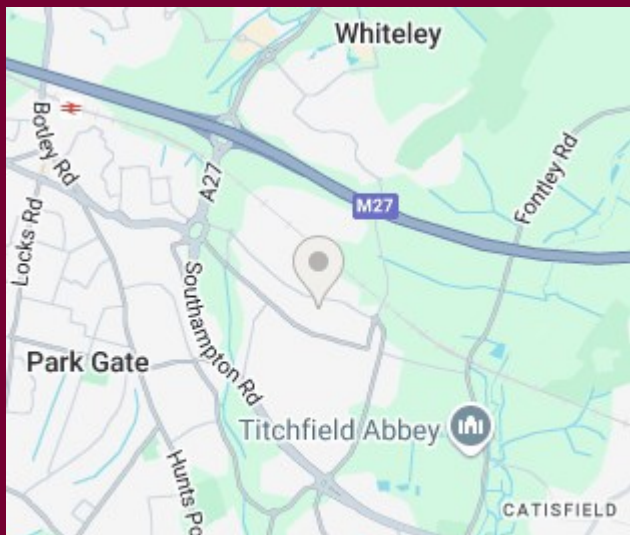
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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 : 1075 sq.ft. (99.9 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		85
(69-80)	C	69	
(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	

Council Tax Band - D - £2060 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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