



Exmoor Close | Whiteley | PO15 7DF

Asking Price £415,000



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W&W are delighted to offer for sale this extremely well presented & extended four/five bedroom link detached family home. Internally the property boasts over 1100 sq.ft providing four/five bedrooms, living room, modern kitchen/breakfast room, family/dining room, study, modern bathroom & modern en-suite bathroom to the main bedroom. The property also benefits from a beautifully landscaped rear garden & driveway parking.

Exmoor close is a quiet cul de sac with 'Clydesdale Park' beyond in Whiteley. The 'Ofsted Outstanding' Primary School alongside local amenities including Co Op, takeaways, hairdressers and community centre within walking distance, as is Swanwick train station. Whiteley Shopping Centre is less than a 10 minute drive away providing Tesco & a variety of eateries.







Extremely well presented & extended four/five bedroom link detached family home

Versatile living accommodation over 1100 sq.ft spanning across three floors

Sought after quiet cul de sac location

Living room with feature centrepiece media wall enjoying contemporary fire & bespoke fitted storage shelving

Stunning modern kitchen/breakfast room enjoying wood worktops, matte cabinets & breakfast bar

Integrated appliances include double oven, induction hob, dishwasher, bins & space for American fridge/freezer

Impressive 20'7ft family room with bi-folding doors opening out onto the rear garden, herringbone style karndean flooring & utility area providing additional storage space and plumbing for appliances

Study with bespoke office desk to remain

Ground floor bedroom with window to the front



Tenure: Freehold
EPC Rating: C
Council Tax Band: D - £2164.55 Per Annum

Main bedroom to the top floor with feature three Velux windows & en-suite bathroom

Three additional bedrooms to the first floor with one benefitting from built in storage

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

Beautifully landscaped rear garden enjoying attractive paved patio, area laid to artificial lawn, 8x10 meter 'Dutch style' barn to remain & ample display flowers/shrubbery

In our opinion we feel that the garden offers a great degree of privacy backing onto mature trees

Driveway parking

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



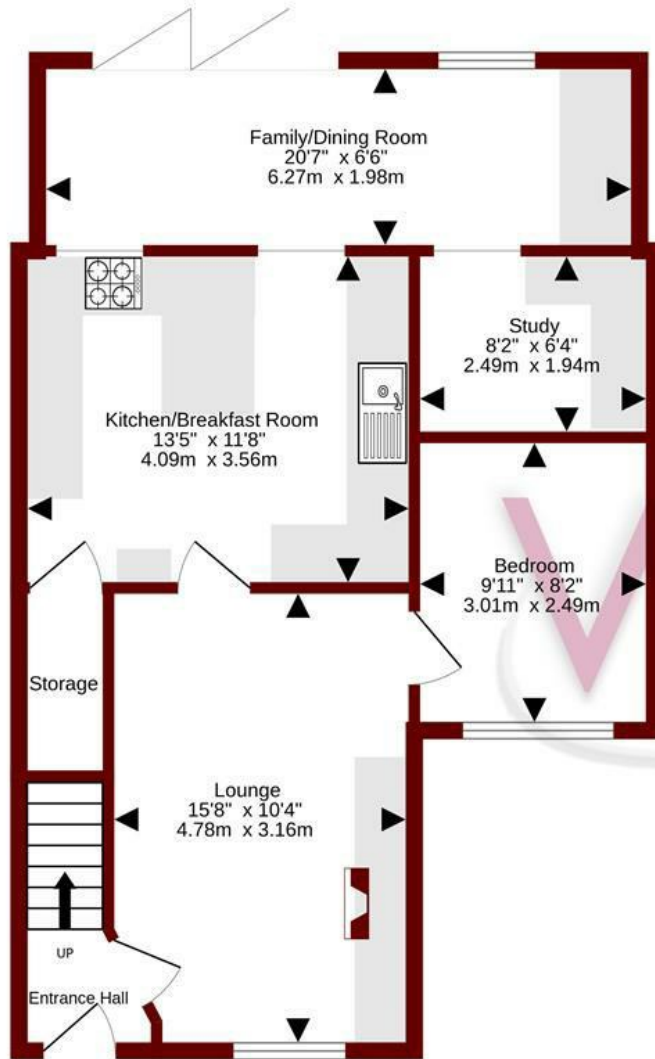


Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Utility warehouse

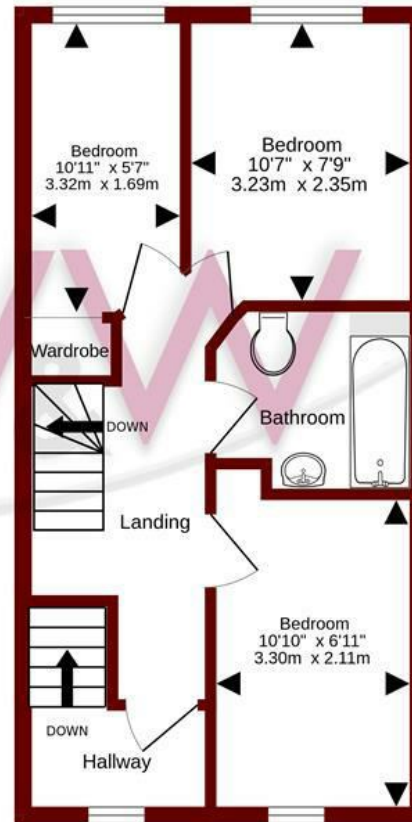
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

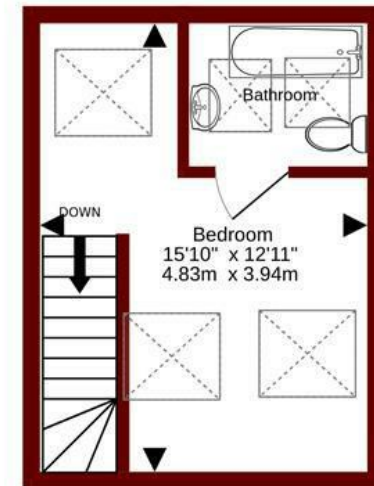
Ground floor
634 sq.ft. (58.9 sq.m.) approx.



1st floor
369 sq.ft. (34.2 sq.m.) approx.



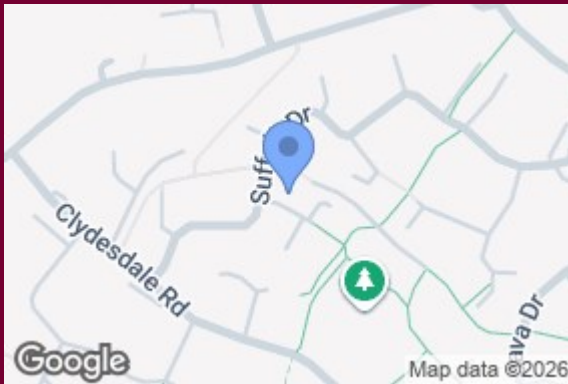
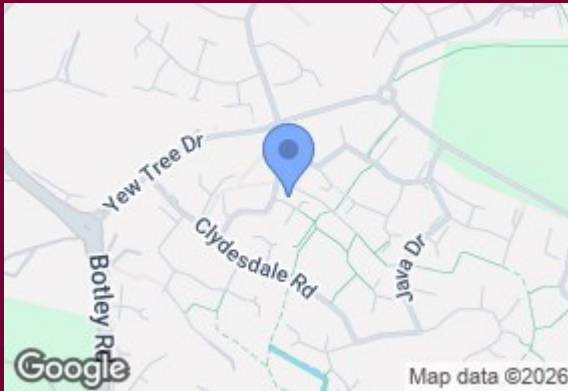
2nd Floor
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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		85
(69-80) C	75	
(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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