



Buchan Avenue | Whiteley | PO15 7EU

Asking Price £695,000



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W&W are delighted to offer for sale this truly unique, beautifully presented, extended and vastly improved four bedroom detached family home situated down a private lane made up of only four houses. The property boasts over 2100 Sq.Ft of luxury living space providing four bedrooms, spectacular sized 25'8ft open plan kitchen/dining/living room, family room, home office, gym, laundry room, cloakroom, modern bathroom & two modern en-suite shower rooms. The property sits on an enviable corner plot enjoying a landscaped rear garden, remainder of garage & block paved driveway providing parking for multiple vehicles.

Buchan Avenue is located within the highly sought-after Sweethills Crescent area of Whiteley. The shopping centre is less than a 10-minute walk, with direct paths to Meadowside playing fields. Local schools, everyday amenities and excellent road/rail links are all easily accessible, making this the ideal setting for family life.







Truly unique four bedroom detached family home beautifully presented, extended & vastly improved

Ideally situated down a private driveway made up of only four houses

Welcoming entrance hall with tiled flooring & oak staircase with glass balustrade

Impressive 25'8" open-plan kitchen/dining/living space with central island & floor to ceiling glass sliding doors opening onto garden and patio area

High-spec kitchen enjoying quartz worktops, under-cabinet colour changing mood lighting, floor level up lighting, and a central island.

Integrated appliances include an induction hob with built-in extractor, and timer facility, full-height fridge, fan assisted, multifunction self cleaning steam oven, a second multifunction fan assisted combi oven/microwave, warming drawer, dishwasher & wine cooler

Home office enjoying built in storage & full height glass sliding doors opening out onto the rear garden

Feature underfloor heating and electric remote controlled blinds in the kitchen/dining/living room & office

Versatile Family room with feature fireplace

Dedicated home office with garden access

Gym with double doors to side

Laundry room providing additional storage space & plumbing for appliances

Tenure: Freehold

EPC Rating: C

Council Tax Band: E -

£2520 Per Annum

A generous main bedroom with walk-in wardrobe, built-in storage, and luxury en-suite featuring vaulted ceiling, rainfall shower with body jets, double vanity sinks, and stylish tiling

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

Two additional bedrooms with one benefitting from built in wardrobes

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

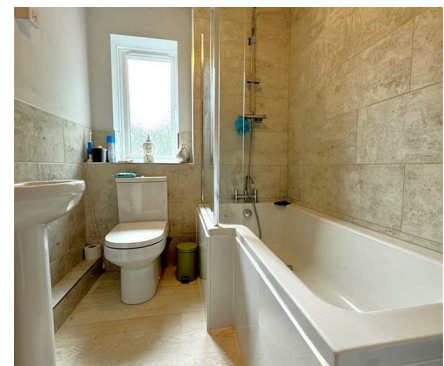
Externally, the home occupies an enviable corner plot with a landscaped rear garden featuring low-maintenance artificial lawn, paved entertaining areas, display borders with colour-changing lighting, and external power points and outside water tap

Block-paved driveway for multiple vehicles plus garage storage

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains





Water supply - Mains

Sewerage - Mains

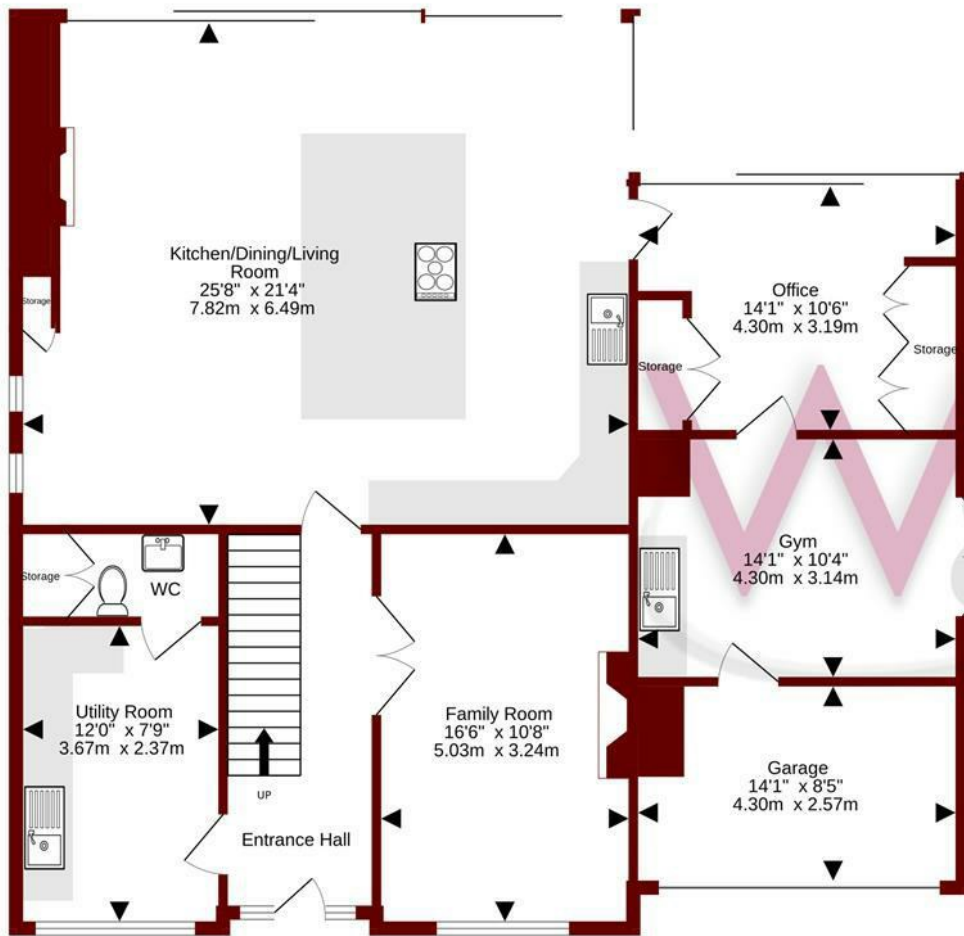
Heating - Gas central heating with replacement 2017 boiler

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

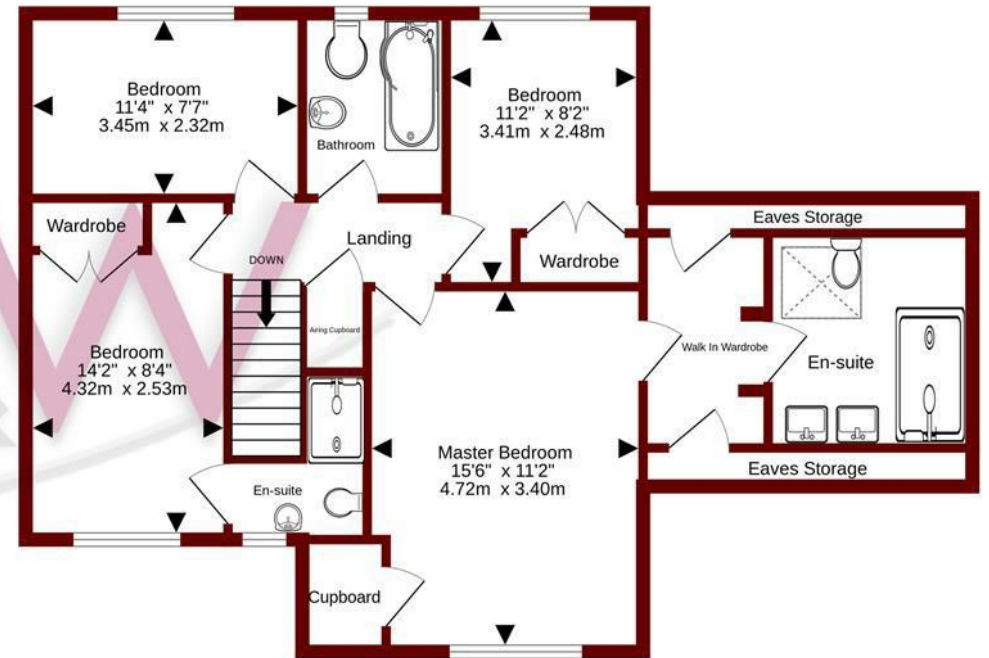
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
1331 sq.ft. (123.6 sq.m.) approx.



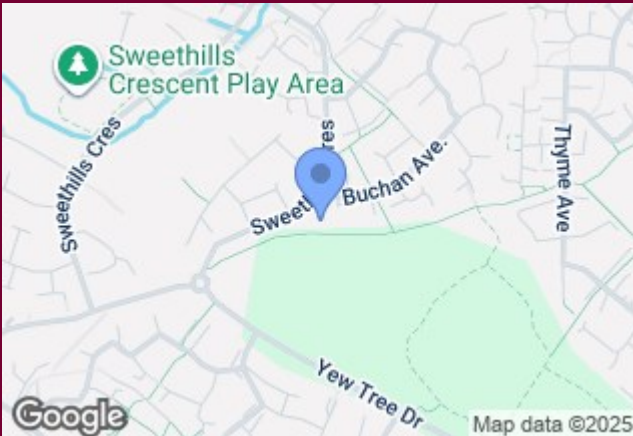
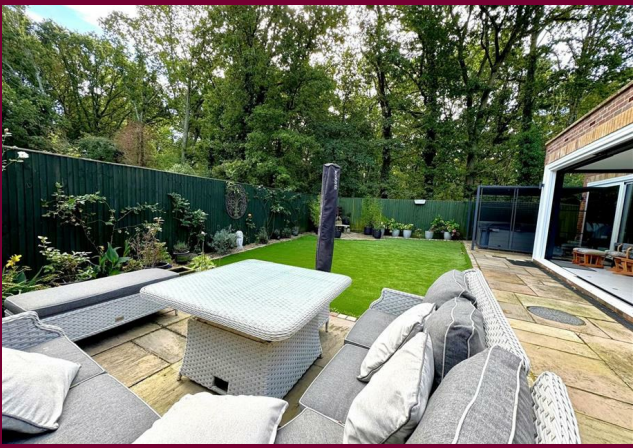
1st floor
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.8 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) A			
(81-91) B			
(69-80) C		77	84
(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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