



22 Waterclose Way, Whiteley, PO15 7QS

Offers In Excess Of £390,000



Waterclose Way |
Whiteley | PO15 7QS
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W&W are delighted to offer for sale this extremely well presented three bedroom semi detached home enjoying woodland views to the front. The property enjoys three bedrooms, lounge, kitchen/dining room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a garden, garage & driveway parking.

Waterclose Way is ideally located for the modern family lifestyle, the Whiteley shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a few minutes away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. 'Cornerstone Primary School' is extremely close to the property & 'Whiteley Primary School' is also within walking distance.





Extremely well presented 2022 built three bedroom semi detached family home

Overlooking woodlands to the front

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the kitchen/dining room & downstairs cloakroom

Dual aspect living room with walk in bay window enjoying centrepiece media wall with feature contemporary fire

18'3ft Dual aspect kitchen/dining room with double doors opening out onto the rear garden

Modern kitchen enjoying Silestone worktops & attractive cabinets

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

Downstairs cloakroom comprising two piece white suite

Main bedroom 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 three piece white suite & attractive wall tiling

Side garden majority laid to lawn with patio area, in our opinion the garden offers a good degree of privacy

Garage with power & lighting

Driveway parking

Estate management charge approx. £200 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

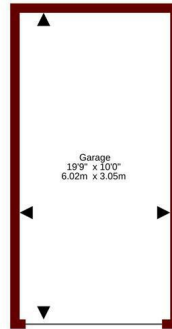
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Connexin

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

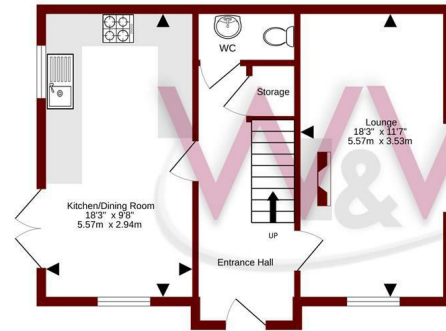
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



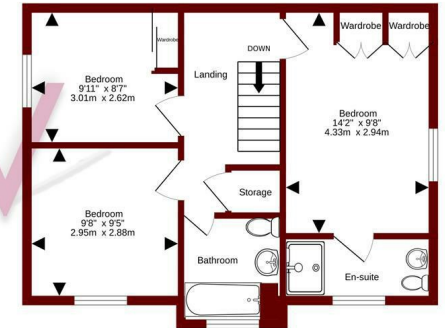
Garage
198 sq ft. (18.4 sq.m.) approx.



Ground Floor
484 sq ft. (45.0 sq.m.) approx.



1st Floor
471 sq ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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		86	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	

Council Tax Band - D - £2232 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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