



Leafy Lane | | Whiteley | PO15 7HL

Asking Price £785,000



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W&W are delighted to offer for sale this extremely well presented & improved five bedroom detached 'David Wilson' built family home sat on an enviable plot. The Property boasts five double bedrooms with three enjoying en-suites, lounge, dining room, study, modern fitted kitchen, separate breakfast room, utility room, downstairs cloakroom & partially converted double garage into a additional family rooms. The property also benefits from a beautifully landscaped rear garden, remainder of the garages & vast block paved driveway parking to the front for several vehicles.

Leafy Lane is a sought after location in the village of Whiteley, the M27 & A27 are easily accessible as are Swanwick train station and Southampton Airport. The shopping centre providing a variety of high street shops & eateries is around a 25 minute walk away with short cuts through woodland and around the picturesque ponds. Also within walking distance is the renowned Skylark Golf & Country Club with 18 hole golf course, spa, gym, swimming pool and restaurant.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person , which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances







Extremely well presented & improved five bedroom detached 'David Wilson' family home

Welcoming entrance hall enjoying stunning marble effect tiled flooring

20'8ft Dual aspect lounge enjoying bespoke made centrepiece media wall with contemporary electric remote controlled fire & made to measure shutters to the bay window to remain

Dining room with bi-folding doors opening out to the rear garden

Separate downstairs study with window to the front

Kitchen with attractive tiled flooring, granite effect worktops & high gloss cabinets

Integrated appliances include fridge, freezer, dishwasher, microwave, double oven & 'Neff' five ring gas hob

Breakfast room with bandstand window overlooking the rear garden

Utility Room providing additional storage, space/plumbing for additional appliances & integrated fridge/freezer

Majority converted double garage into multiple family rooms

Modern re-fitted downstairs cloakroom comprising two piece white



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F



suite & attractive wall/floor tiling

21'4ft Main bedroom with triple built in wardrobes & en-suite

Modern re-fitted en-suite shower room comprising three piece white suite, attractive marble effect floor tiling & feature low profile walk in shower cubicle tray

Four additional bedrooms with two benefitting from en-suites comprising of three piece suites & built in wardrobes

Stunning modern re-fitted main bathroom comprising three piece suite with feature freestanding centrepiece bath, marble wall tiling & attractive tiled flooring

Triple glazed windows to the front & double glazed windows to the rear

Beautifully landscaped rear garden enjoying large Egyptian paved patio area perfect for alfresco dining, artificial lawn & decking area with hot tub to remain

'In our opinion' we feel that the garden offers a great degree of privacy



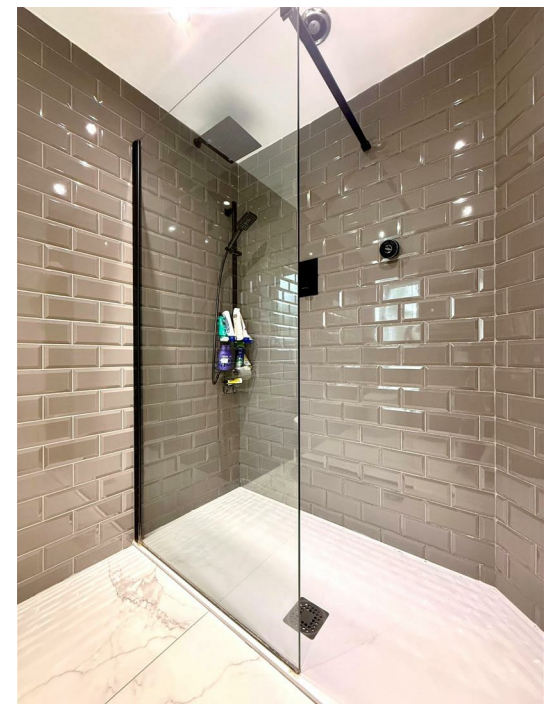
Imposing block paved driveway providing vast driveway parking for several vehicles

The property is of traditional brick build and is connected to mains drainage, water, electrics & gas. The property enjoys gas central heating with a replacement Glow Worm combination boiler and smart heating system

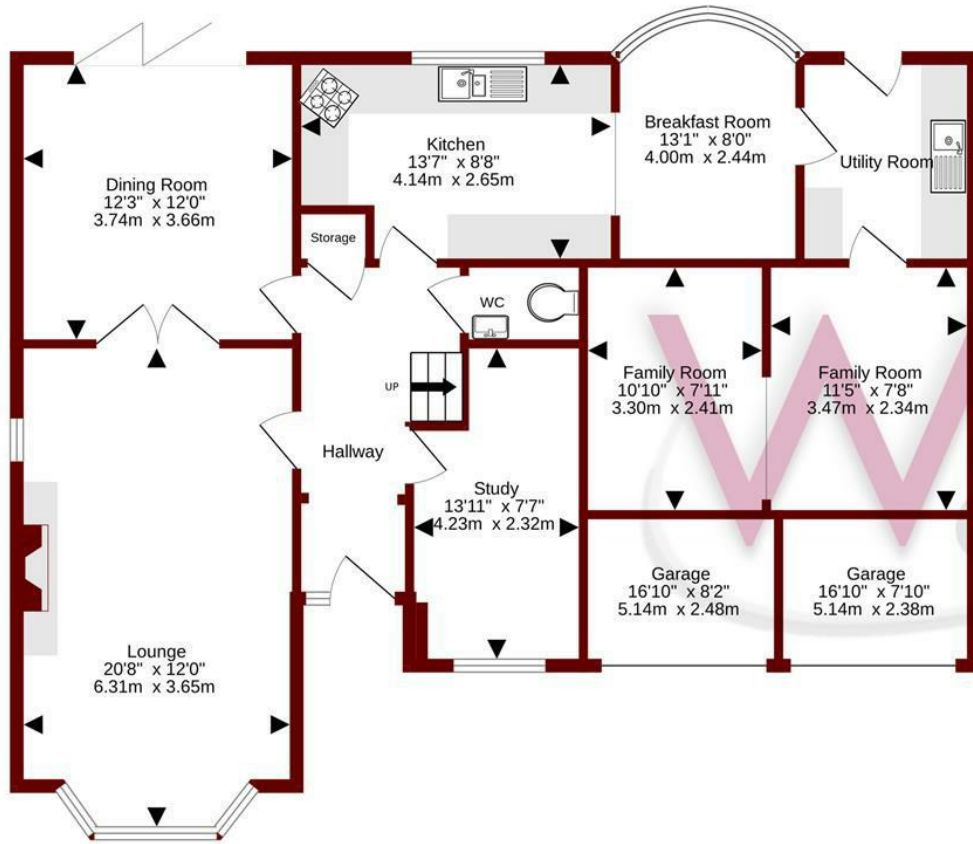
Broadband - There is broadband connected to the property

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

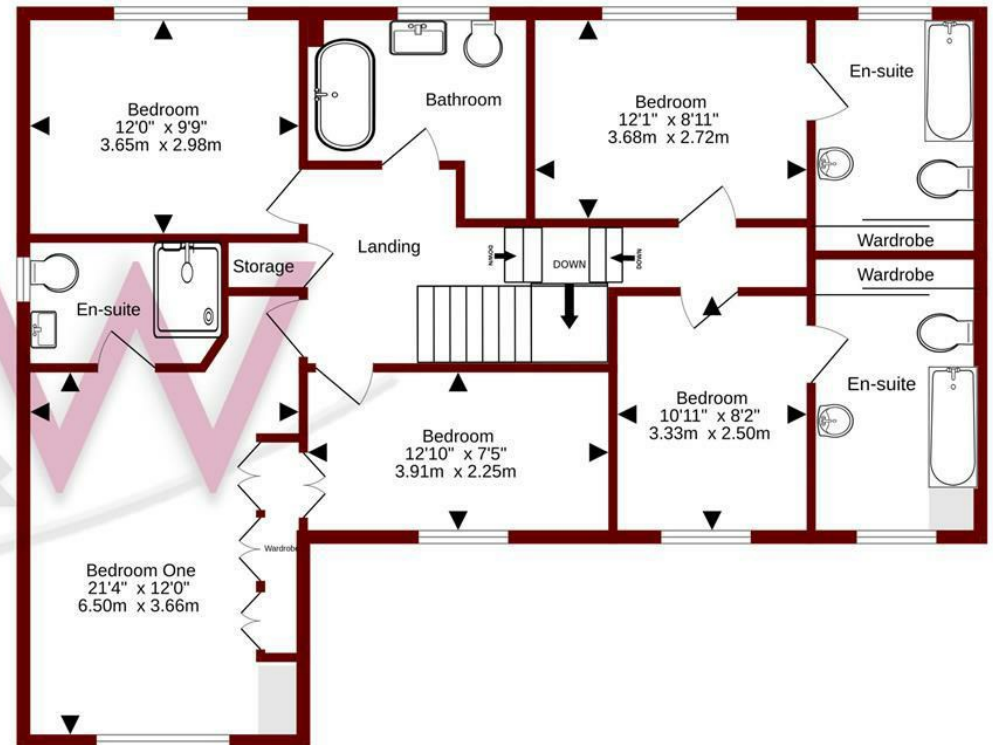
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
1144 sq.ft. (106.2 sq.m.) approx.



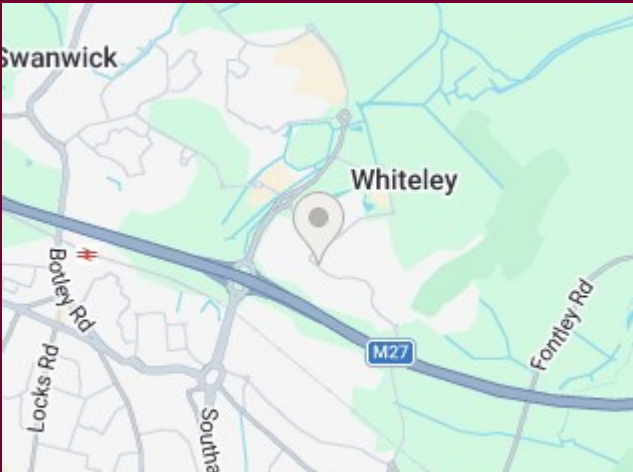
1st floor
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.2 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		
(69-80) C	78	80
(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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