



5 Burmese Close, Whiteley, PO15 7DW

Offers In Excess Of £509,000



Burmese Close |

Whiteley | PO15 7DW

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W&W are delighted to offer for sale this well presented four bedroom detached family home in a popular cul de sac location. The property enjoys four bedrooms, lounge, modern fitted kitchen, dining room, utility room, cloakroom, family bathroom & modern en-suite shower room to the master bedroom. The property also benefits from a corner plot boasting front, rear & side landscaped gardens, garage & driveway.

Burmese Close is situated just a short walk away from Whiteley Primary School alongside the local Co Op providing a post office facility. Further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops, eateries, doctors and the local Whiteley dentist. The local Swanwick train station is a 10-15 minute walk from the property. Excellent transport links to the A27 & M27 are easily accessible.





Well presented & vastly improved four bedroom detached family home situated in a sought after cul de sac location

Enviably corner plot providing front, side & rear gardens

Replacement front door opening into the welcoming entrance hall with attractive tiled flooring

Living room with walk in bay window

Modern re-fitted two tone kitchen with matte cabinets, attractive worktops & built in larder cupboard

Integrated appliances include oven, hob, microwave, dishwasher & fridge/freezer

Utility room with matching cabinets/worktops providing further storage space & plumbing/space for additional appliances

Dining room with double doors opening out into the rear garden

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes, twin windows & en-suite

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

Three additional bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive tiling

Landscaped rear garden majority laid to lawn with raised sleepers enjoying display flowers/shrubbery, decked sun terrace, outbuilding currently used as a home salon with power, lighting & water to remain

Garage & block paved driveway parking for multiple vehicles

Walking distance to Whiteley primary school & local amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

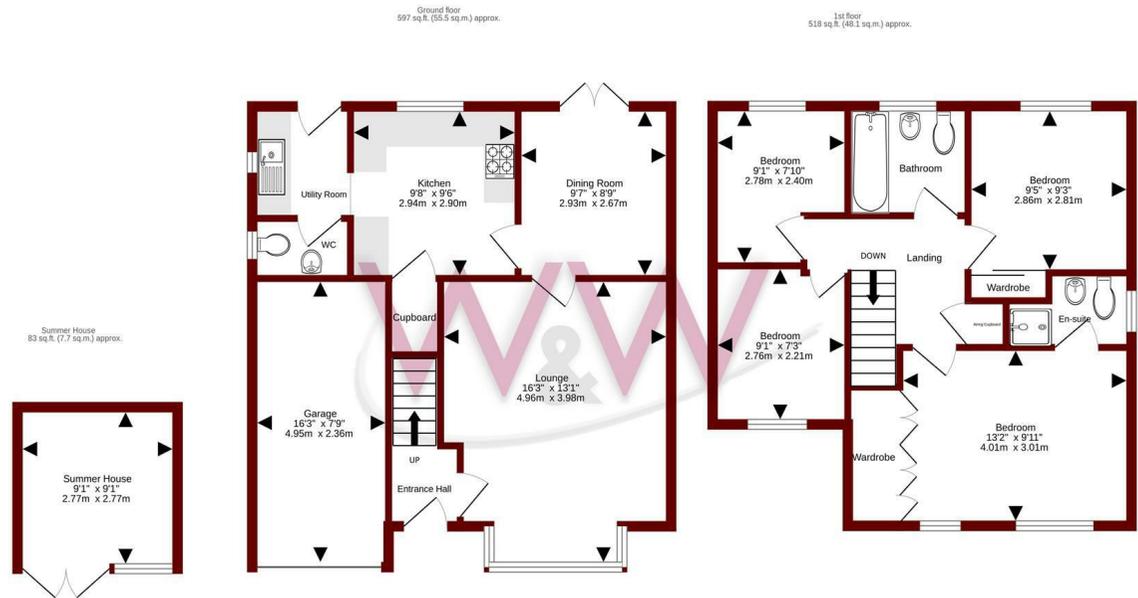
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by 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 : 1198 sq.ft. (111.3 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		75	79
(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 - E

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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