



9 Defoe Close, Whiteley, Fareham, PO15 7JF

Asking Price £425,000



Defoe Close | Whiteley

Fareham | PO15 7JF

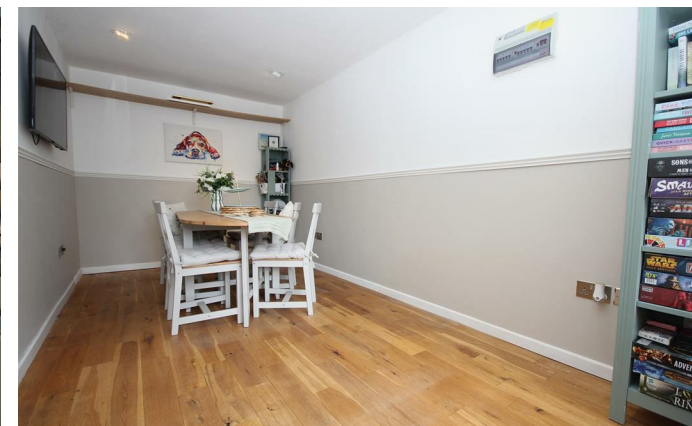
Asking Price £425,000

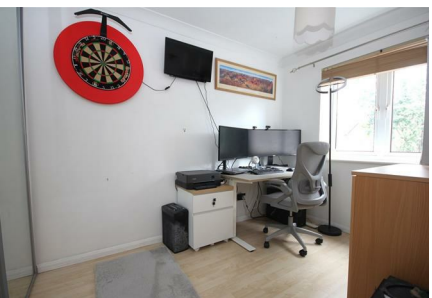
W&W are delighted to offer for sale this well presented and improved three bedroom detached family home situated on an enviable corner plot. The property boasts three bedrooms, three reception rooms, kitchen, conservatory, utility room, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property sits on a corner plot providing front & rear landscaped gardens as well as driveway parking for multiple vehicles.

Defoe Close is situated in the ever popular 'Sweethills Crescent' area of Whiteley, the shopping centre is just a 15 minute walk away providing a variety of shops, eateries and other amenities. The A27 & M27 are easily accessible as is Swanwick Train Station. Whiteley School is also within walking distance and bus stops close by with links to local Secondary Schools - Henry Cort Community College and Swanmore College.

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.





Well presented & improved three bedroom detached family home tucked away at the top of a quiet cul de sac

Enviably corner plot providing front & rear gardens

2025 Air source heat pump installed by current vendors

Entrance hall enjoying engineered wood flooring flowing into the lounge, dining room, family room, stairs, landing & bedroom two

Feature oakwood staircase with slate features to the staircase & glass balustrade

Lounge enjoying built in understairs storage cupboard

Kitchen with built in oven, replacement induction hob & space for additional appliances

Dining room with double doors opening into the conservatory

Conservatory with door opening out onto the rear garden

Utility room providing additional storage space & plumbing for appliances

Downstairs cloakroom

Family room to the ground floor with built in storage cupboards

Main bedroom enjoying modern en-suite shower room

Two additional bedrooms both benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Landscaped garden majority laid to lawn with paved patio, decked sun terrace, shingled area & display flower/shrubbery beds

The garden also enjoys a summer house with power/lighting to remain

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

Driveway parking for multiple vehicles with EV charger to remain

Replacement radiators through the majority of the property

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

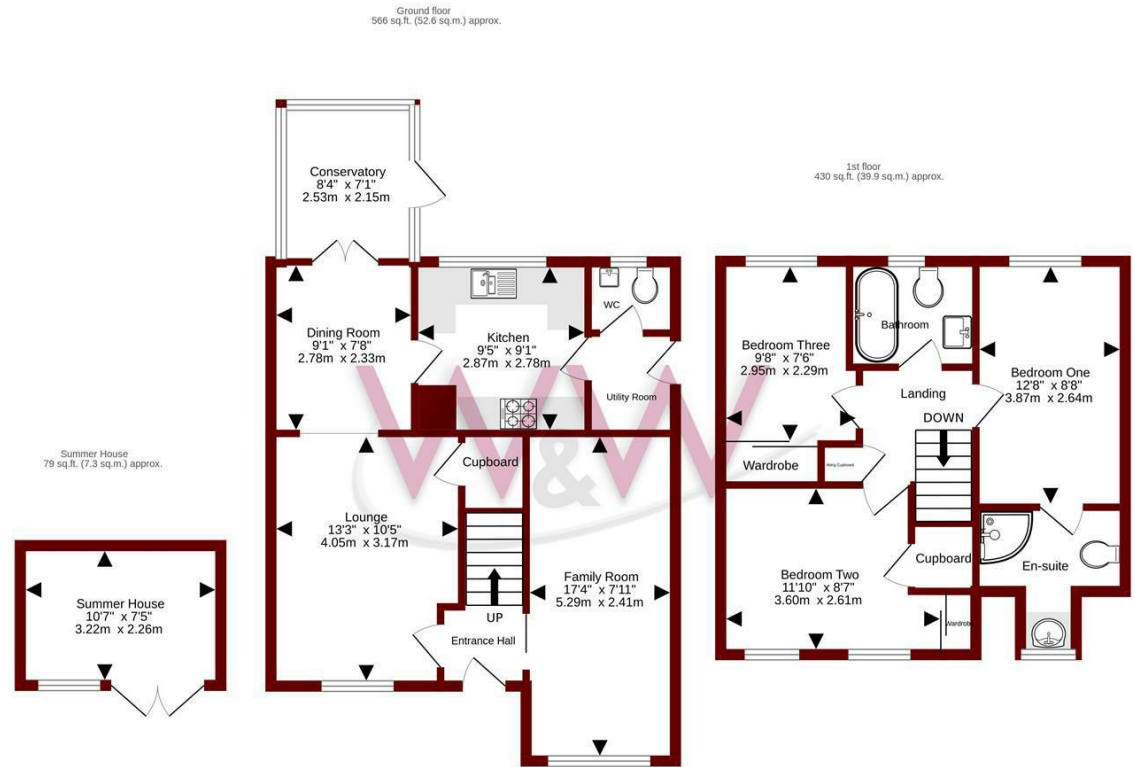
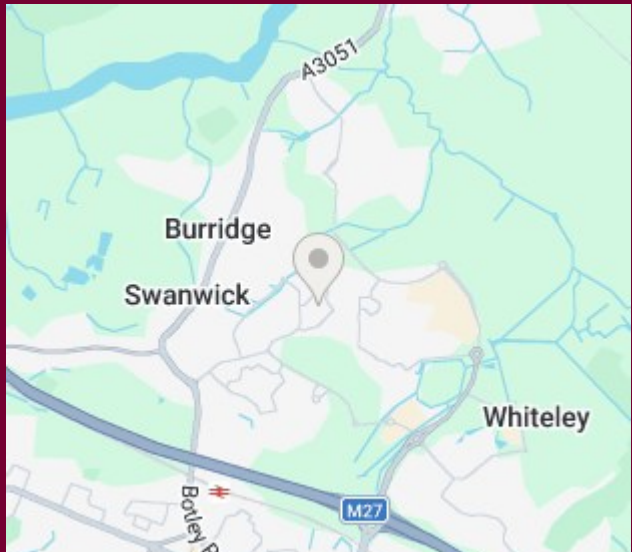
Sewerage - Mains

Heating - 2025 added air source heat pump

Broadband - There is broadband connected to the property

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

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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

Tenure - Freehold

Current EPC Rating -

Potential EPC Rating -

H3 Whiteley Shopping Centre
Whiteley Way
Whiteley
Hants
PO15 7PD
01489 580800
whiteley@walkerwaterer.co.uk
www.walkerwaterer.co.uk