



Leafy Lane | Whiteley | Fareham | PO15 7HL

Asking Price £680,000



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W&W are delighted to offer for sale this extremely well presented four bedroom detached family home. Internally the property boasts over 1500 sq.ft providing four bedrooms, 25'7ft lounge, kitchen/breakfast room, dining room, utility room, study, cloakroom, main bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from a rear tiered landscaped garden, detached double garage & driveway parking.

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.







Extremely well presented four bedroom detached family home

Highly sought after 'Leafy lane' location

Welcoming entrance hall enjoying solid wood flooring flowing into the kitchen/breakfast room, study & utility room

Impressively sized 25'7ft lounge with centrepiece fireplace enjoying inset electric fire & patio doors opening out to the rear garden

Dual aspect kitchen/breakfast room with attractive cabinets & worktops

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

Dining room with window out to the garden

Utility room providing additional storage & space/plumbing for appliances

Downstairs cloakroom

Study with window to the front



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F

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

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

Three additional bedrooms all benefitting from built in wardrobes

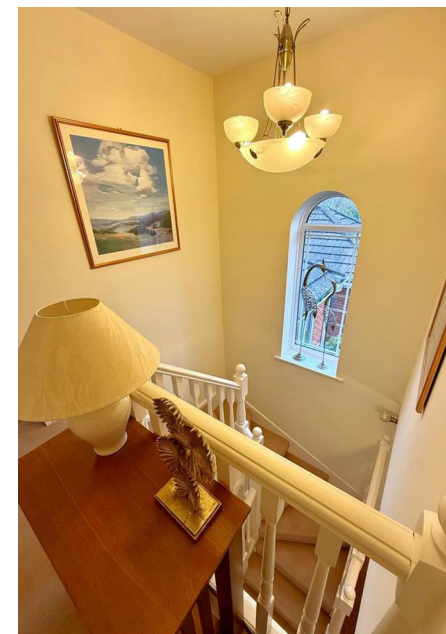
Modern main bathroom comprising three piece white suite

Landscaped rear tiered garden enjoying 2021 laid natural stone paved patio area perfect for alfresco dining, raised area laid to lawn with display flower/shrubbery

Detached double garage with power & lighting

Driveway parking for vehicles

Privately owned solar panels. The seller informs us that this generates them a return of approx. £3100 PA





The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

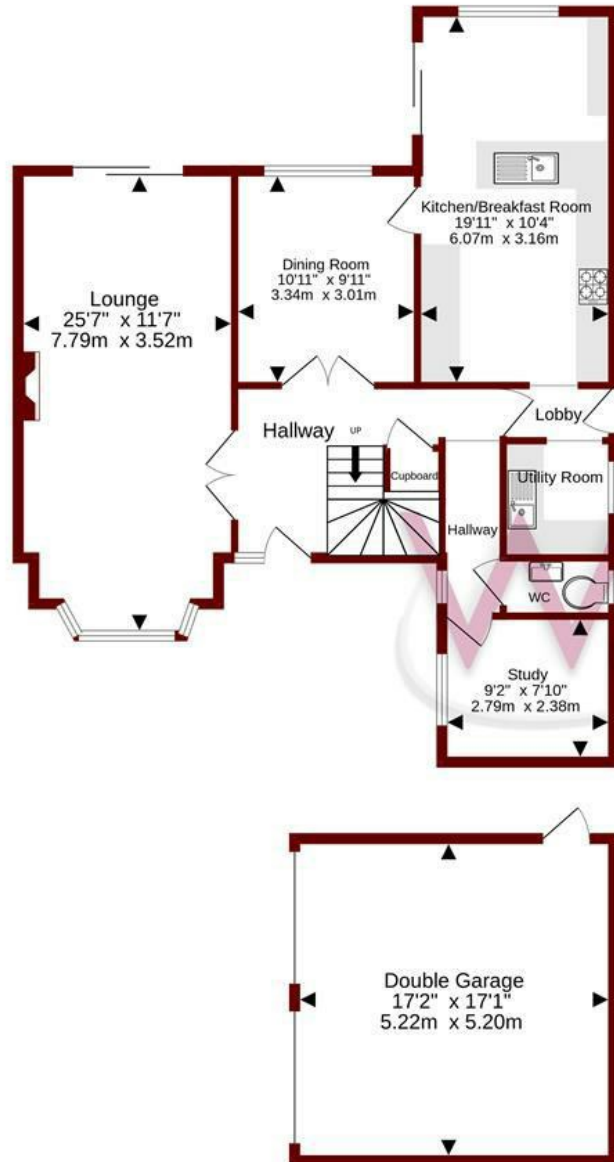
Broadband - There is broadband connected to the property and the current supplier is BT

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

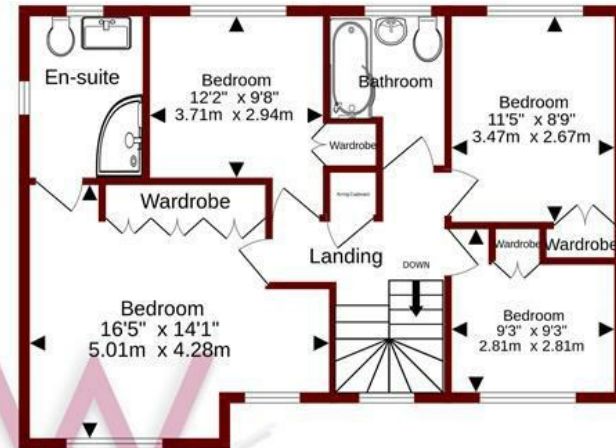
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
1176 sq.ft. (109.2 sq.m.) approx.



1st floor
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1861 sq.ft. (172.9 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		92
(81-91) B	88	
(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	

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