



Bader Way | Whiteley | Fareham | PO15 7JG

Asking Price £730,000



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W&W are delighted to offer for sale this beautifully presented & extended executive 'David Wilson' four bedroom detached family home sitting on an enviable corner plot. Internally, the property boasts over 2000 sq.ft providing four bedrooms, 20'8ft kitchen/family room, dining room, utility room, study, cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a landscaped rear garden with 12'5ft log cabin/summer house to remain, front gardens, detached double garage & block paved driveway parking for multiple vehicles.

Bader Way 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.







Beautifully presented & extended four bedroom detached family home offered with no forward chain

Welcoming entrance hall enjoying oak wood flooring flowing into the living room & kitchen/family room

Spacious lounge with bespoke fitted bay window seating, centre piece wood burner

20'5ft Open plan kitchen/dining/family room with large central island with high gloss cabinets & quartz worktops

Integrated appliances Include double oven, microwave, coffee machine, dishwasher, wine cooler, water softener to remain & space for fridge/freezer

Dining room with skylight lantern roof & double doors opening out to the rear garden

Utility room providing additional storage & space/plumbing for additional appliances

Study to the ground floor



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

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

Modern en-suite shower room comprising three piece white suite, attractive wall tiling & feature low double shower cubicle tray

Three additional bedrooms all benefitting from built in wardrobes

Modern main bathroom comprising four piece suite

Made to measure shutters through the majority of the property to remain

Landscaped rear garden majority laid to lawn with large paved patio area perfect for alfresco dining, display flowers/shrubbery

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

12'5ft Log cabin/summer house with power, lighting, underfloor heating & TV points to remain

Detached double garage

Large frontage laid to block paved driveway providing parking for multiple vehicles





The sellers inform us that they have a burglar alarm in which will be staying

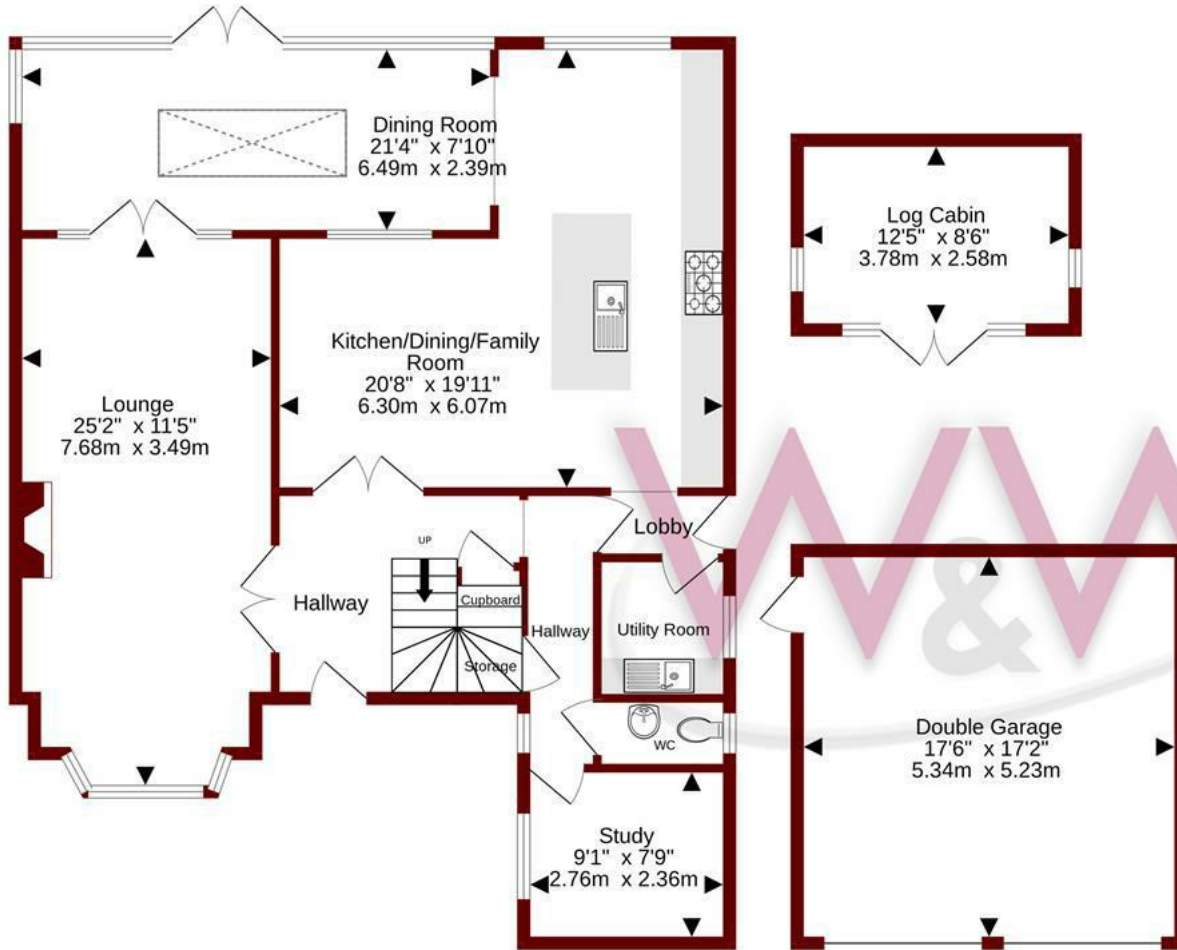
The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property

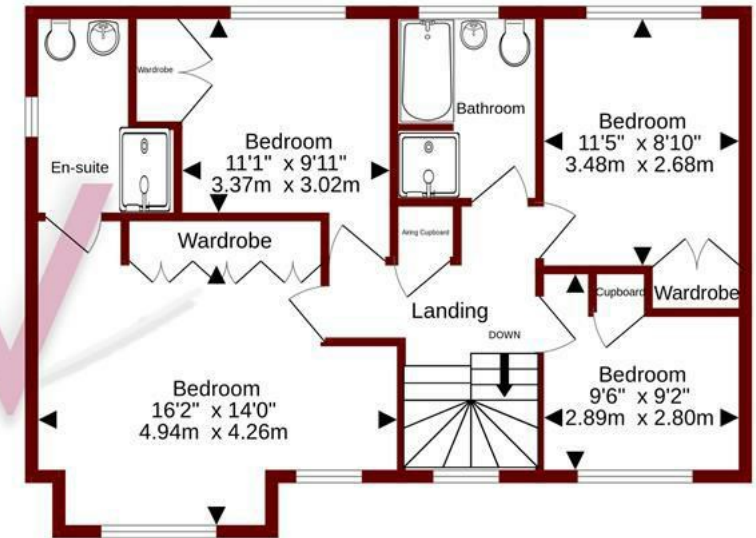
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
1466 sq.ft. (136.2 sq.m.) approx.



1st floor
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 2148 sq.ft. (199.6 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			
(92-100) A			
(81-91) B			81
(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		

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