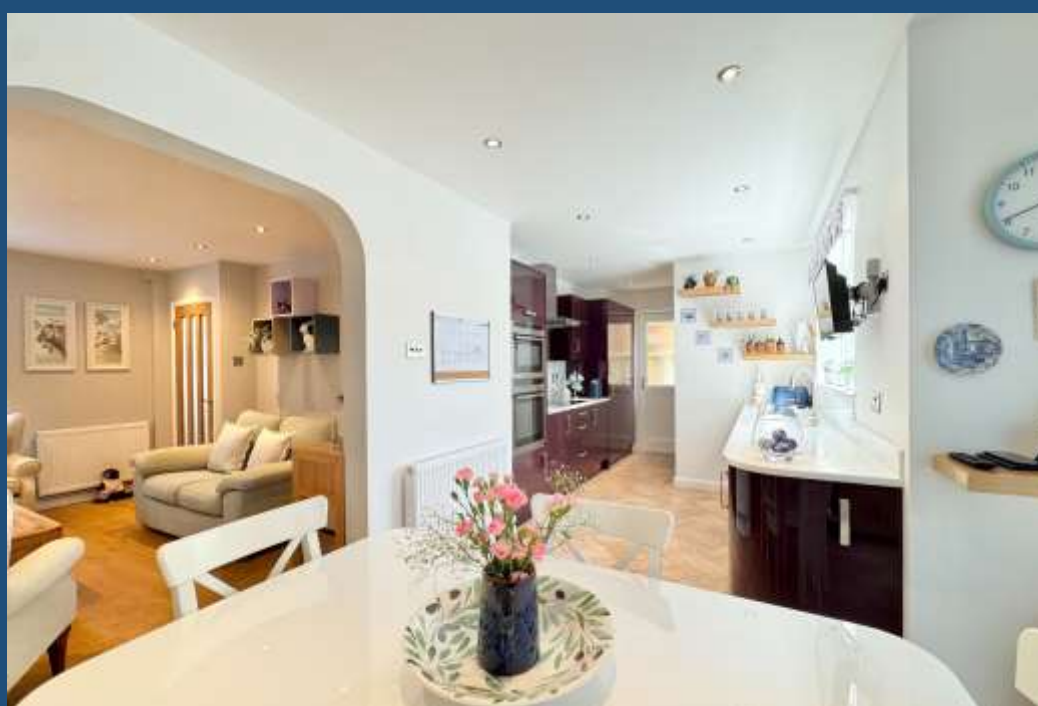




**£430,000**  
Freehold

**8 Breton Close, Whiteley**  
Fareham, Hampshire PO15 7EW



## Quick View



3 Bedrooms



Garage



2 Living Room



2 Bathrooms



Detached House



EPC Rating D



Driveway Parking



Council Tax Band D

### Reasons to View

- There's bags of lovely living space here with a kitchen/breakfast room, separate conservatory, and cosy living room with feature fireplace.
- Being tucked away towards the far end of a small cul-de-sac, this is a great location for kids, or those who want to explore the surrounding woodland. A dog owner's dream too.
- Take a leisurely 20-minute walk along the Strawberry Track to the Whiteley Shopping Centre or enjoy a short half-mile school run down to the Primary School.
- The garden has been landscaped for ease of maintenance with an artificial lawn, established borders and a bespoke hexagonal timber shed. Great for hosting get togethers.
- There will be no need to shuffle the cars about. To the front, the driveway has plenty of space for cars side by side.

### Description

Just a glance at this pretty detached property from the outside, with its beautifully presented exterior and smart driveway. We're sure you'll be keen to take a look around. As you enter, you immediately notice the fresh, yet homely feel of the property. Enter into the cosy living room with a gas fireplace. The wood-style flooring really gives a smart, modern finish. The open-plan layout flows into the bespoke kitchen with Corian worktops and Karndean flooring. Fitted with integrated appliances including a wine cooler, Neff double oven, hob and fume hood, as well as a dishwasher and an integrated fridge/freezer. Additionally, the Vaillant gas boiler is integrated. There are plenty of work surfaces and full-height larder style cupboards. The ground floor cloakroom has been converted to a useful storage and utility room. The brick and glazed conservatory provides a light open space that opens out onto the garden.

On the first floor, the main bedroom has built-in wardrobes and an en-suite shower room. Two further bedrooms complete the trio, the second bedroom having built-in wardrobes. The family bathroom comprises a white three-piece suite complemented by modern tiling and a chrome heated towel rail. The garage has been converted to provide space currently used as a workshop/storage, and utility space to the rear accessed by a personnel door, with bespoke oak barn doors.

Outside, the low-maintenance rear garden would be a dream to keep, with an artificial lawn and high-level wooden fence panelling and borders. The bespoke hexagonal shed provides storage or could even make that perfect private space for some peace and quiet. A paved patio area finishes this perfectly manicured outside space. The front provides ample off-road parking.

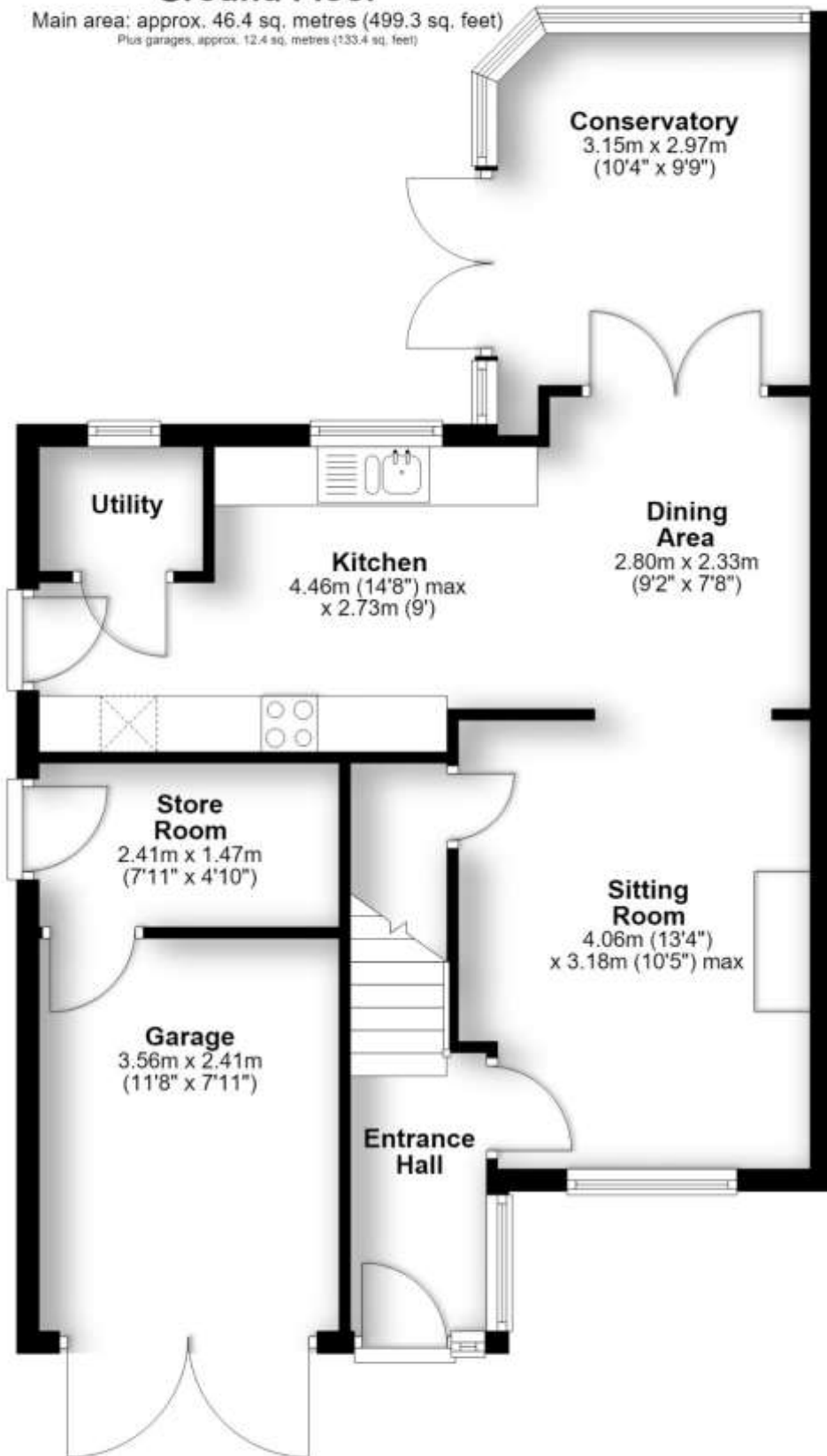
We hope we've tempted you enough to come and have a look at this beautifully presented property on the popular, more established side of Whiteley. Call Robinson Reade and one of our friendly professional team members will be happy to arrange for you to have a look.

### Directions

<https://what3words.com/majoring.contoured.display>

## Ground Floor

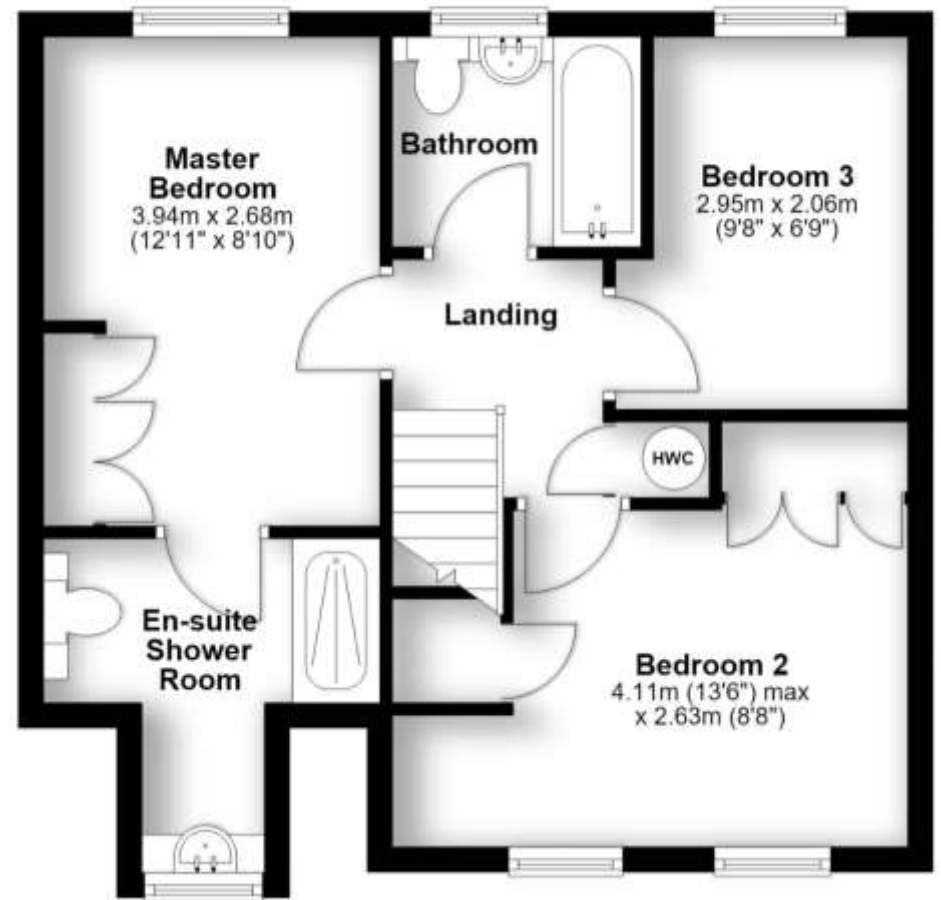
Main area: approx. 46.4 sq. metres (499.3 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.4 sq. feet)



Main area: Approx. 89.2 sq. metres (959.9 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.4 sq. feet)

## First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



### Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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