



1 Caraway, Whiteley, PO15 7JN

Offers In Excess Of £400,000



Caraway |
Whiteley | PO15 7JN
Offers In Excess Of £400,000

W&W are delighted to offer for sale this extremely well presented & improved three bedroom detached home. The property enjoys three bedrooms, L shaped lounge/dining room, modern kitchen/breakfast room, utility room, cloakroom, modern en-suite shower room to the main bedroom & main bathroom. The property also benefits from a rear landscaped garden, garage & driveway parking.

'Caraway' is a tucked away cul de sac just a few minutes walk to Whiteley Shopping Centre offering a variety of shops, eateries & amenities. Swanwick train station is also within walking distance & other fantastic transport links are easily accessible from the property. The property is also within walking distance of the two local primary schools; Cornerstone & Whiteley Primary School.





Extremely well presented & improved three bedroom detached home

Situated in a quiet cul de sac sitting on an enviable corner plot

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the lounge/dining room & downstairs cloakroom

L shaped lounge/dining room with centrepiece contemporary fireplace & twin double doors opening out into the rear garden

Modern re-fitted kitchen/breakfast room with feature high gloss cabinets, wood worktops & breakfast bar

Integrated appliances include double oven and hob with space for fridge/freezer

Utility room providing additional storage & space/plumbing for washing machine & dishwasher

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes, made to measure shutters to remain & en-suite

Modern en-suite shower room comprising three piece white suite, attractive wall tiling & mosaic style flooring

Two additional bedrooms both benefitting from built in storage

Main bathroom comprising three piece white suite

Replacement wood internal doors throughout

Landscaped rear garden laid to paved patio & display flower/shrubbery

Garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

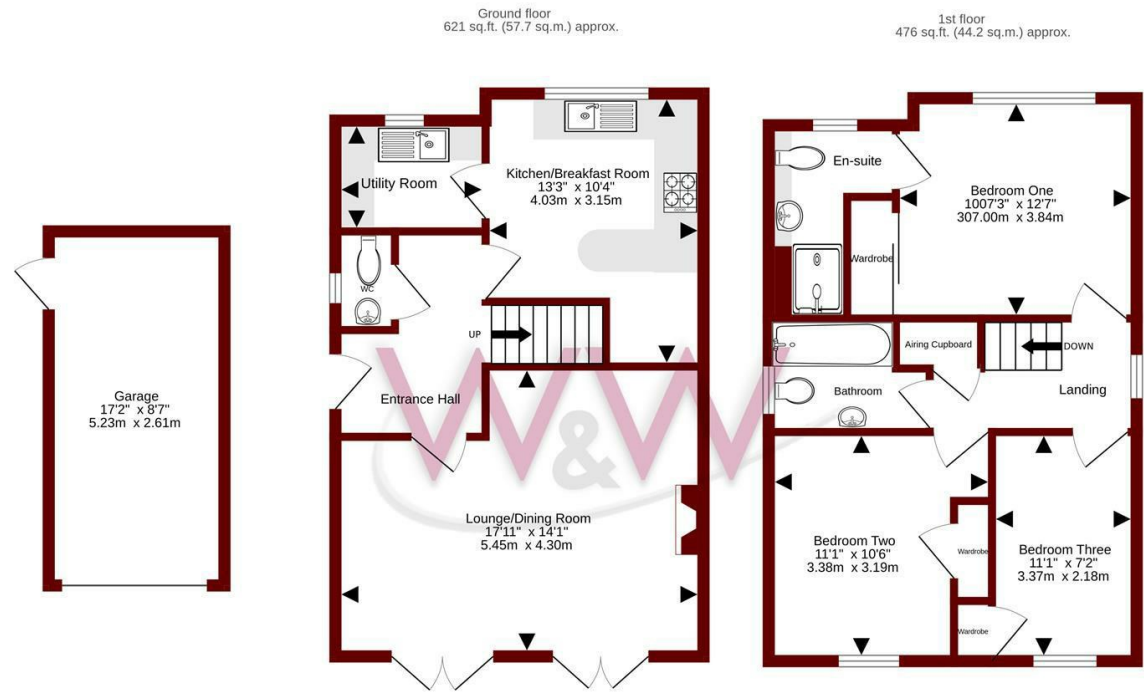
Sewerage - Mains

Heating - Gas central heating with replacement Worcester combination boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Plusnet

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 : 1097 sq.ft. (101.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	85
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2131.40 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk