



4 Whiteley Way, Whiteley, PO15 7QG

Offers In Excess Of £400,000



Whiteley Way |

Whiteley | PO15 7QG

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W&W are delighted to offer for sale this wonderful opportunity to purchase this beautifully presented three bedroom detached 'Taylor Wimpey Show Home'. The property boasts three bedrooms, lounge, modern kitchen/dining room, cloakroom, modern bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from a landscaped rear garden, garage & parking.

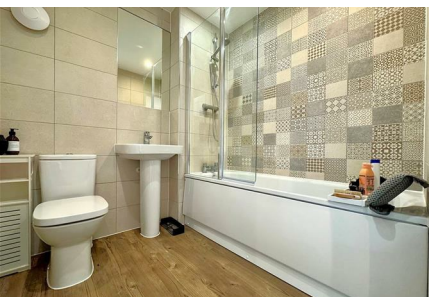
Whiteley Way is in the brand new Whiteley development ideally located for the modern family lifestyle, the shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a short stroll away, as is 'Meadowside', offering large play field, park & leisure centre. The nearby market town of Fareham and the M27, provides easy access to the vibrant coastal city of Portsmouth and further afield to London.



### 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 three bedroom detached family home

Stunning 'Taylor Wimpey Show Home' boasting a wealth of extras included in the property & finished to a high standard throughout

Welcoming entrance hall enjoying attractive herringbone style LVT flooring flowing into the kitchen/dining room & downstairs cloakroom

Spacious lounge with window to the front

Kitchen/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

Modern kitchen enjoying attractive wood effect worktops & high gloss cabinets

Integrated appliances include double oven, hob, dishwasher, washing machine & fridge/freezer

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & en-suite

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

Two additional bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive mosaic style wall tiling

Landscaped rear garden majority laid to lawn with display flower/shrubbery, multiple paved patio areas, rear & side access

Garage nearby situated underneath a coach house with parking

Remainder of the NHBC & Taylor Wimpey warranty

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

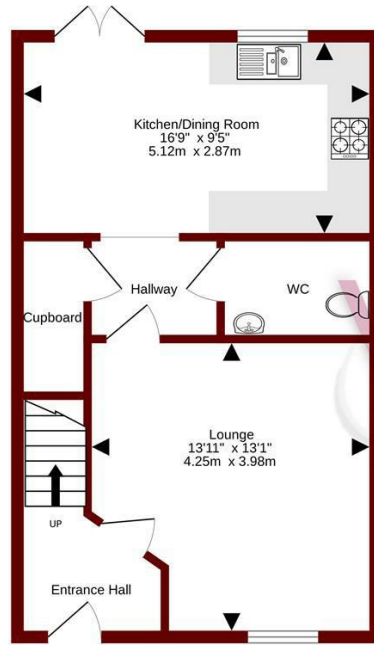
Broadband - There is broadband connected to the property

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

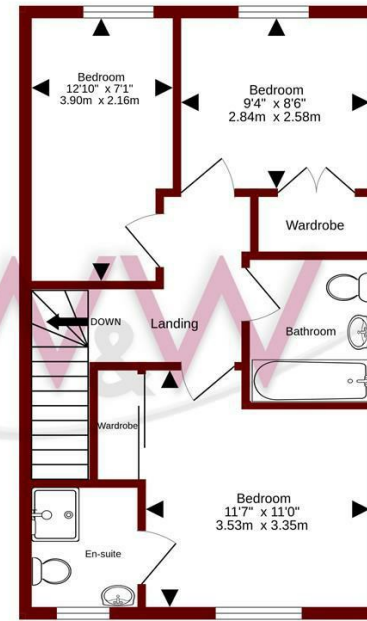
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



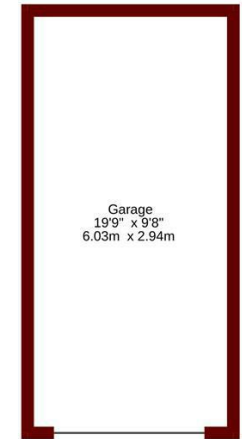
Ground Floor  
472 sq.ft. (43.9 sq.m.) approx.



1st Floor  
463 sq.ft. (43.0 sq.m.) approx.



Garage  
191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.6 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 plus) A			95
(81-91) B		84	
(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		

Council Tax Band - New Build Rate - not available yet

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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