



3 Blake Close, Whiteley, PO15 7LT

Asking Price £625,000

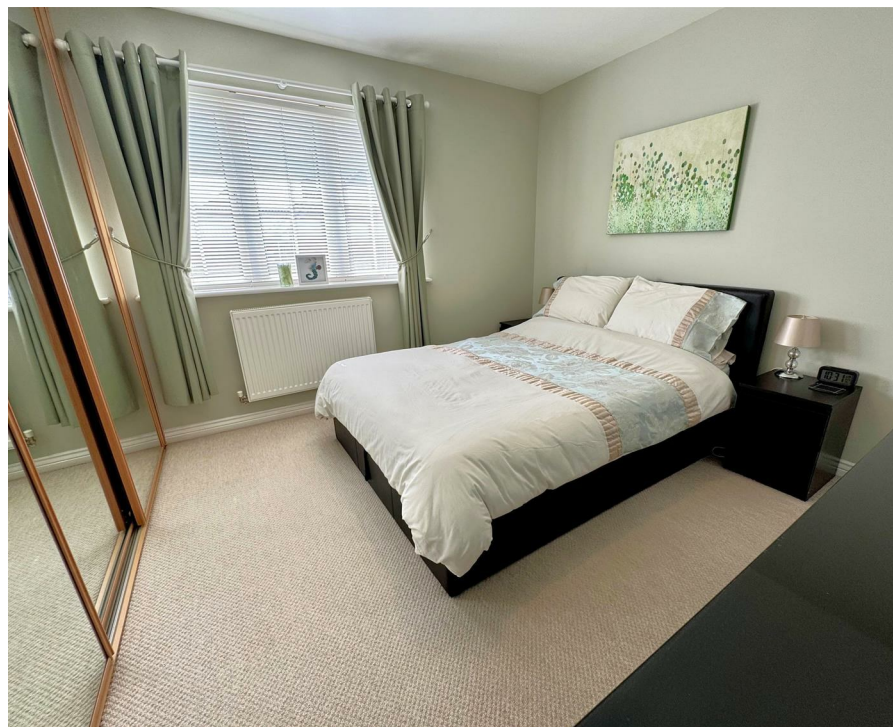


Blake Close |
Whiteley | PO15 7LT
Asking Price £625,000

W&W are delighted to offer for sale this beautifully presented four bedroom detached family home situated in a sought after quiet cul-de-sac position. Internally the property enjoys over 1400 sq. ft providing four bedrooms, an impressive triple aspect open plan kitchen/dining room, lounge, cloakroom, study, modern main bathroom & modern re-fitted en-suite shower room to the main bedroom. Outside, the property enjoys a rear landscaped garden, detached double garage and driveway parking for multiple vehicles.

Blake Close is a quiet cul-de-sac with many opportunities for walks in the local area and within the highly desirable catchment for local schools, conveniently close to Whiteley woods, Curbridge Nature reserve and the river Hamble, as well as walking distance to the local shopping centre, eateries and cinema and Swanwick train Station.





Beautifully presented four bedroom detached family home situated in a quiet cul de sac location

Accommodation boasting over 1400 sq. ft

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the lounge & study

17'10ft lounge with centrepiece fireplace & double doors opening out into the conservatory

Spacious conservatory with attractive tiled flooring & doors opening out onto the rear garden

Impressively sized triple aspect kitchen/dining room enjoying integrated double oven, hot water tap, dishwasher, washing machine, tumble dryer & space for fridge/freezer

Contemporary re-fitted downstairs cloakroom

Downstairs study with window to the front

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

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

Three additional bedrooms with one benefitting from built in storage

Modern main bathroom comprising four piece white suite, marble effect floor tiling & feature porthole window

South easterly facing rear landscaped garden laid to 'Namgrass' artificial lawn, paved patio area & outside tap providing cold and hot water

Storage space behind the garage perfect for a shed/outbuilding

Detached double garage with power & boarded loft

Driveway parking for multiple vehicles with electric vehicle car charging point to remain

Feature Bluetooth front door

Estate management charge approx. £322.94 PA

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a 2024 replacement Worcester boiler with hive smart heating system

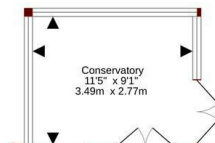
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin media

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

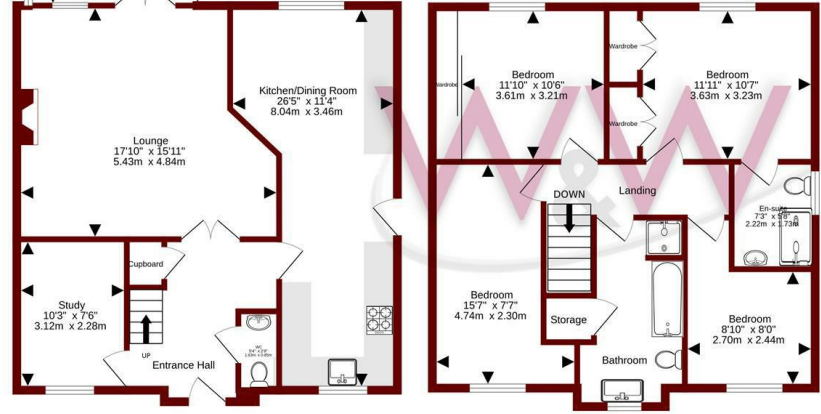
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



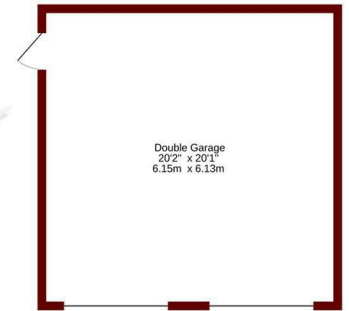
Ground Floor
779 sq.ft. (72.4 sq.m.) approx.



1st Floor
680 sq.ft. (63.2 sq.m.) approx.



Garage
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.2 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			
England & Wales		74	78
EU Directive 2002/91/EC			

Council Tax Band - E - £2645.56 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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