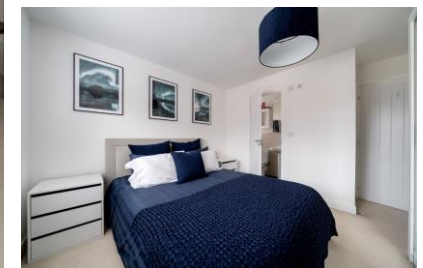




Brunel Way, Whiteley, Fareham, Hampshire, PO15 7PW

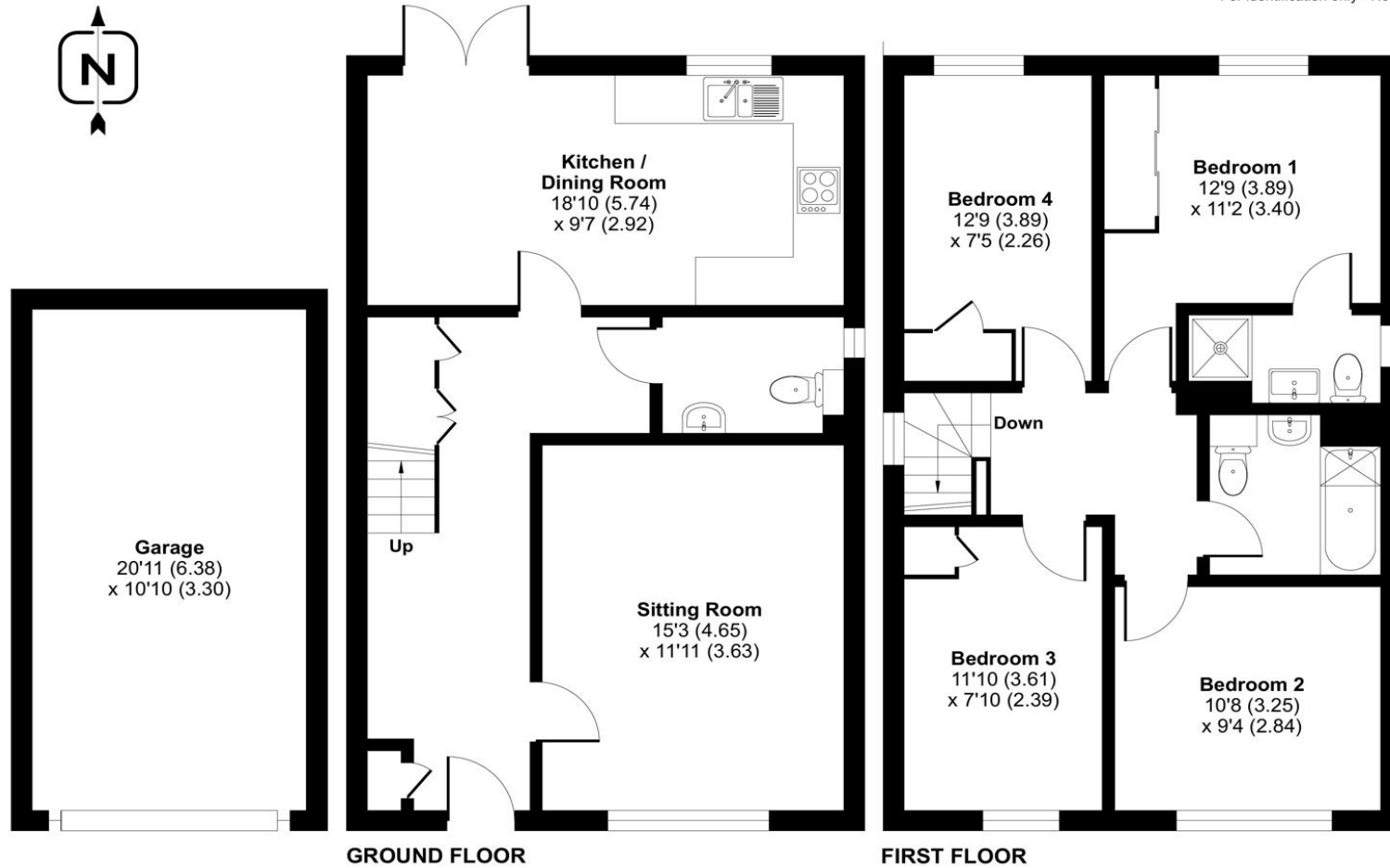


ACCOMMODATION

This modern four-bedroom detached home is ideal for a family looking for the convenience of walking to Whiteley Shopping Village and having country walks on the door step. Sit within an enviable corner plot, parking for multiple cars line the side of the property down to the large single garage offering ample storage. Having been looked after incredibly well since new, circa 18 months ago, this is the perfect turn key home. The entrance hallway is inviting and flows into the kitchen/diner to the rear of the property with built-in storage beneath the stairs and a downstairs w/c. A large sitting room to the front of the home invites the morning sun to flood the room with light and provides plenty of space for the whole family to sit back and relax. Stretching across the back of the house, the vast kitchen/ diner is full of integrated appliances, creating a sleek and stylish look. Space for a dining table is in front of the patio doors which opens out to the rear garden, creating a natural flow from inside to out. The first floor finds four, well-proportioned bedrooms, all able to suit a double bed or the smaller of the four making the perfect child's bedroom or home office with fitted storage. The principal room includes its own en-suite shower room whilst the three further rooms share the family bathroom with a shower over the bath. Laid mainly to lawn, the generous rear garden still has so much potential to become a landscaped haven, and the positioning of the patio will capture the sun into the evening.

Approximate Area = 1383 sq ft / 128.5 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 962373



SITUATION

Whiteley Meadows is nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. Ideal for those looking for a pretty, semi-rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs close by. The new development is just 12 miles from Portsmouth and 10 miles from Southampton making it extremely well positioned for families, couples and commuters.



SPECIFICATION

- Four bedrooms
- Detached
- Kitchen/Diner
- En-suite bathroom
- Generous sized garden
- Garage

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

GUIDE PRICE

Asking Price £485,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: £290.15pa