



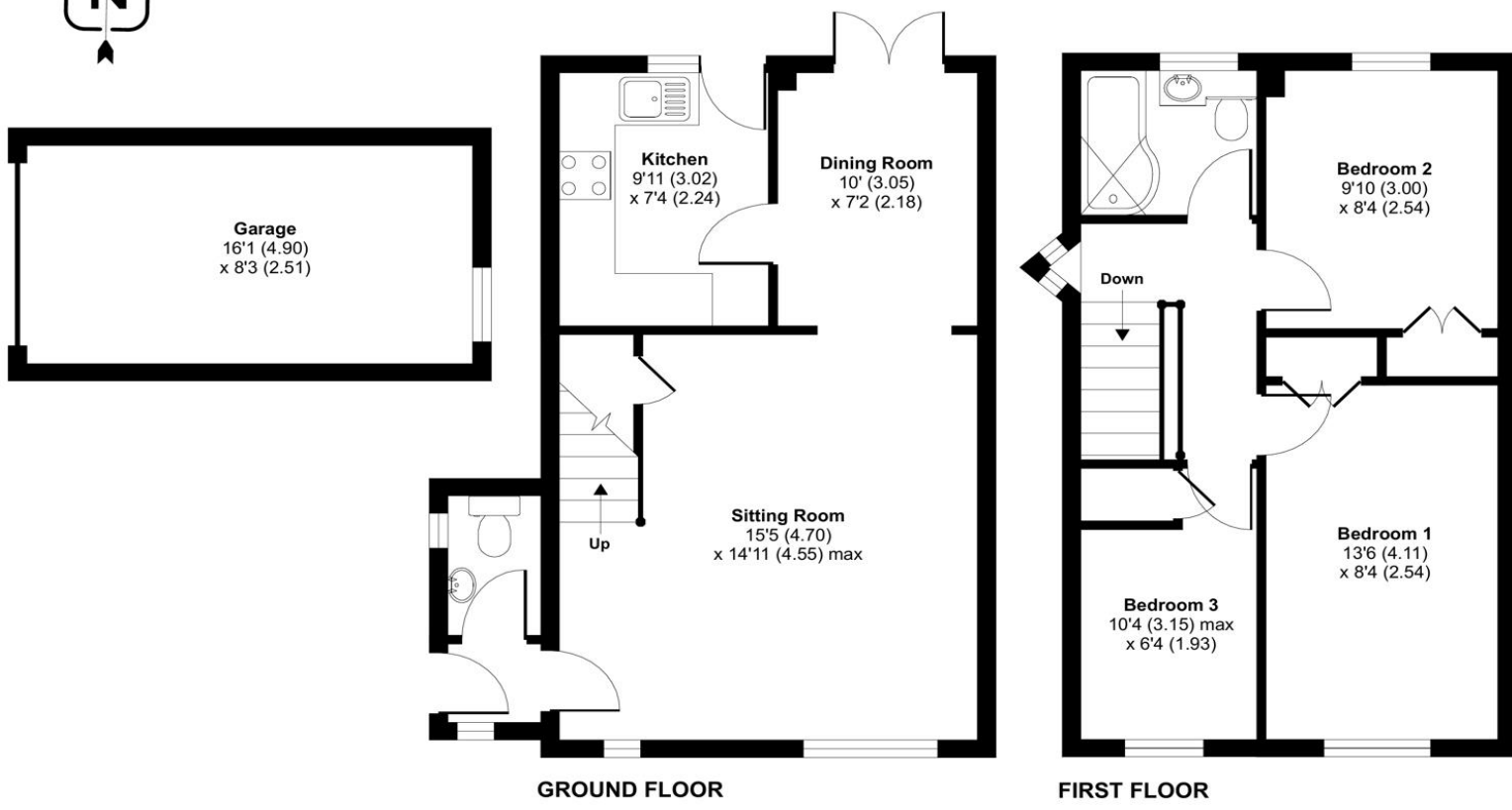
Coriander Way, Whiteley, Hampshire, PO15 7HG



ACCOMMODATION

Situated in a highly sought-after position at the edge of Coriander Way, this charming three-bedroom family home is beautifully presented throughout. Having been built in this well-regarded cul-de-sac, the property has been carefully maintained and improved by the current owner. Whilst the bright and airy accommodation is deceptively spacious, the private garden to the rear, together with the additional space to the side of the property, offers substantial enough space for any buyer looking for a well-proportioned home. The contemporary layout starts with the entrance porch with a convenient guest WC leading to an open-plan lounge, with front aspect dual windows and an open arch to the dining area, currently being offered for dual use as this is currently home to a study. The kitchen features a full range of integrated appliances combined with sleek cabinets. This light and airy space makes the perfect place for entertaining with patio doors leading out to the garden which also has side access around the home. With three well sized bedrooms upstairs, the house would be well suited to a growing family as well as those looking to downsize to a low maintenance property. All three bedrooms are served by the well-appointed family bathroom and enjoy the convenience of built-in storage space. The expansive garden is mainly laid to lawn and privately enclosed by fence panels with an attractive patio placed to enjoy the sunny position. To the front, the property benefits from driveway parking.

Approximate Area = 801 sq ft / 74.4 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 934 sq ft / 86.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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: 1032921



SITUATION

Whiteley is a modern residential area which has been created over the last three decades, it is situated just north of J9 M27 and centres around a vibrant shopping and leisure centre. The housing is designed to cater for all requirements and price ranges and in recent years the infrastructure has been developed to enable easy access to Park Gate which provides access to Swanwick and Warsash, as well as the A27 to Fareham and Southampton. It also provides very good access to BurrIDGE, from which, both Botley and Hedge End can be reached. Whiteley has the benefit of two primary schools and excellent medical and shopping facilities.



SPECIFICATION

- Three Bedrooms
- Lounge
- Dining Area
- Fitted Kitchen
- Private Garden
- Homeowner Suited For Purchase

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Asking price £340,000

TENURE

Freehold