



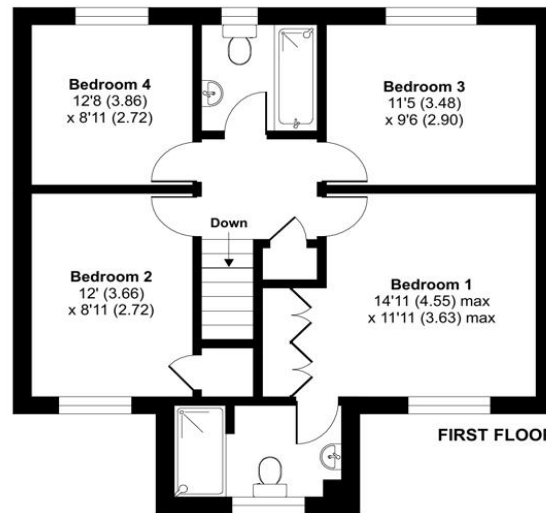
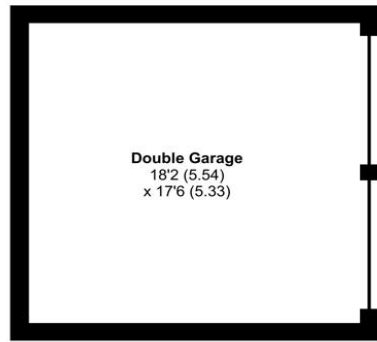
Kipling Close, Whiteley, Fareham, Hampshire, PO15 7LR



ACCOMMODATION

Welcome to this delightful four-bedroom detached family home, ideally located on a popular cul de sac in Whiteley. This spacious property offers comfortable and well-proportioned living accommodation and excellent potential for family life. Upon entering, you are greeted by a generous, dual aspect sitting room, featuring a charming fireplace that creates a warm and inviting atmosphere with sliding doors to the patio terrace. A convenient cloakroom is located nearby for added practicality. The separate dining room provides a perfect space for family meals and entertaining guests. To the rear of the house, you'll find a well-appointed kitchen, complemented by a useful utility room, offering additional storage. Upstairs, the property boasts four good-sized bedrooms. The principal bedroom benefits from an en-suite shower room and built-in wardrobes, providing privacy and convenience, while the remaining three bedrooms share a family bathroom, offering ample space for family members or guests. Externally, the rear garden is a real highlight—spacious, enclosed, and ideal for outdoor activities, gardening, or simply relaxing. To the front, a double garage and off-street parking for multiple vehicles provide added convenience and ample space. This home is a perfect choice for growing families looking for a comfortable, and well-located property. Don't miss the opportunity to view this fantastic home in the heart of Whiteley!

Approximate Area = 1296 sq ft / 120.4 sq m
 Garage = 317 sq ft / 29.4 sq m
 Total = 1613 sq ft / 149.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1218885

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

- Four-bedroom detached family home
- En-suite shower room to the principal bedroom
- Sitting room and separate dining room
- Well-appointed kitchen and utility room
- Rear enclosed garden
- Double garage and off-street parking

LOCAL AUTHORITY

Fareham Borough Council, Fareham

Council Tax Band E

ASKING PRICE £550,000

TENURE

Freehold