



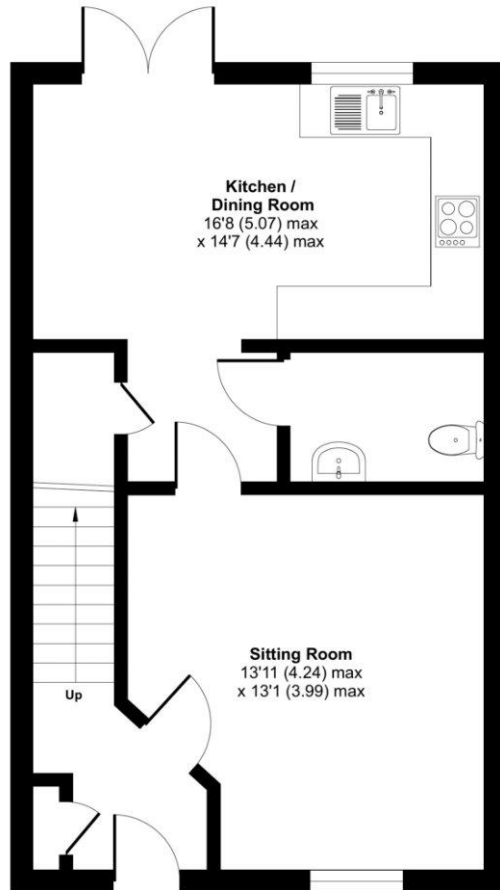


## ACCOMMODATION

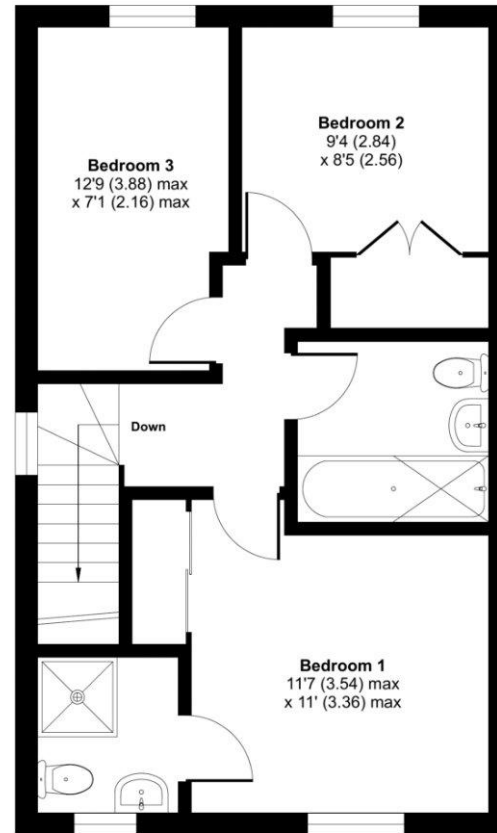
Tucked away in a peaceful and sought-after cul-de-sac in Whiteley, this beautifully presented three-bedroom semi-detached home offers a perfect blend of modern style, comfort, and convenience. As you step through the front door, you are welcomed into a welcoming hallway, following into a bright and airy sitting room, a cosy yet spacious area designed for relaxation. The neutral décor and large windows create a warm and inviting atmosphere, making it the ideal space to unwind. Moving through to the rear of the property, the open-plan kitchen and dining area is the true heart of the home. Thoughtfully designed with sleek, modern fittings, ample storage, and high-quality appliances, this space is perfect for both everyday living and entertaining. Double doors open directly onto the private rear garden, allowing natural light to flood the room and providing seamless indoor-outdoor living—ideal for summer barbecues or morning coffee in the fresh air. A handy downstairs WC completes the ground floor. Upstairs, the principal bedroom is a luxurious retreat, complete with its own en-suite shower room for added privacy and convenience. Two further well-proportioned bedrooms offer flexibility for family living, a home office, or guest accommodation, all served by a stylish family bathroom with contemporary fixtures and fittings. Bedroom one and two have built in floor to ceiling wardrobes, ideal for practicality and open space. Outside, the enclosed rear garden provides a private oasis, perfect for relaxing or entertaining. The property also benefits from driveway parking, ensuring hassle-free convenience.

Approximate Area = 974 sq ft / 90.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 2025. Produced for Charters Estate Agents Limited. REF: 1248583

## SITUATION

Whiteley is a modern residential area which has been created over the last three decades, situated just north of J9 M27 and centred 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. The property is conveniently a short walk into Whiteley Village, Whiteley has the benefits of two primary schools and excellent medical and shopping facilities.



#### **SPECIFICATION**

- Three-bedroom family home
- Open plan kitchen/dining room
- En-suite to principal bedroom
- Modern throughout
- Good sized rear enclosed garden
- Off-street parking

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**ASKING PRICE £375,000**

#### **TENURE**

Freehold

Estate Management Charges: TBC- The charge can potentially go up or down each year, it is not a fixed charge.