

www.walkerwaterer.co.uk



27 Leafy Lane
Whiteley PO15 7HL

£800,000





WALKER & WATERER are delighted to offer for sale this well presented five bedroom detached family home sat on an enviable corner plot in the highly sought after 'Leafy Lane' Location. The property boasts five bedrooms, three reception rooms, kitchen/breakfast room, utility, conservatory, cloakroom, modern family bathroom & en-suite shower room. The property also enjoys front, side and rear gardens as well as an integral double garage currently used as a play room & cinema room. The property boasts driveway parking for several vehicles.

01489 580800



Well Presented Five Bedroom Detached 'David Wilson' Family Home

Sought After 'Leafy Lane' Location

Enviably Corner Plot Providing Excellent Potential For A Side Extension Subject To The Relevant Planning Permissions

Welcoming Entrance Hall

Solid Wood Flooring Flowing Through The Entrance Hall, Study, Lounge, Dining Room & Storage Cupboard

Spacious Dual Aspect Lounge With Centre Piece Fireplace & Walk In Bay Window

Dual Aspect Dining Room With Patio Doors Opening Out Onto The Rear Garden

Modern Downstairs Cloakroom Comprising Two Piece White Suite

Modern Kitchen/Breakfast Room Enjoying Wooden Units & Attractive Worktops

Built In Appliances Include Dishwasher, & Storage Bins, Space For American Style Fridge/Freezer & Range Style Cooker

Utility Room Providing Additional Storage Space & Plumbing For Washing Machine/Tumble Dryer

Study With Window To The Front

Conservatory With Double Doors Opening Out Onto The Rear Garden

Attractive Feature Shutters To The Lounge, Study, Dining Room, All Five Bedrooms, En-Suite Shower Room & Family Bathroom

Galleried Landing

Main Bedroom Enjoying Triple Sets Of Built In Wardrobes & Modern En-Suite Shower Room

Four Additional Bedrooms All Benefitting From Built In Wardrobes

Modern Family Bathroom Comprising Three Piece White Suite & Attractive Tiling

Rear & Side Gardens Offering 'In Our Opinion' A Good Degree Of Privacy

Majority Laid To Lawn With Paved Patio Areas, Mature Trees & Summer House To Remain

Integral Double Garage Currently Used As A Play Room & Separate Cinema Room

Block Paved Driveway Parking For Multiple Vehicles

Freehold
Council Tax Band - **G**
EPC Rating - **D**

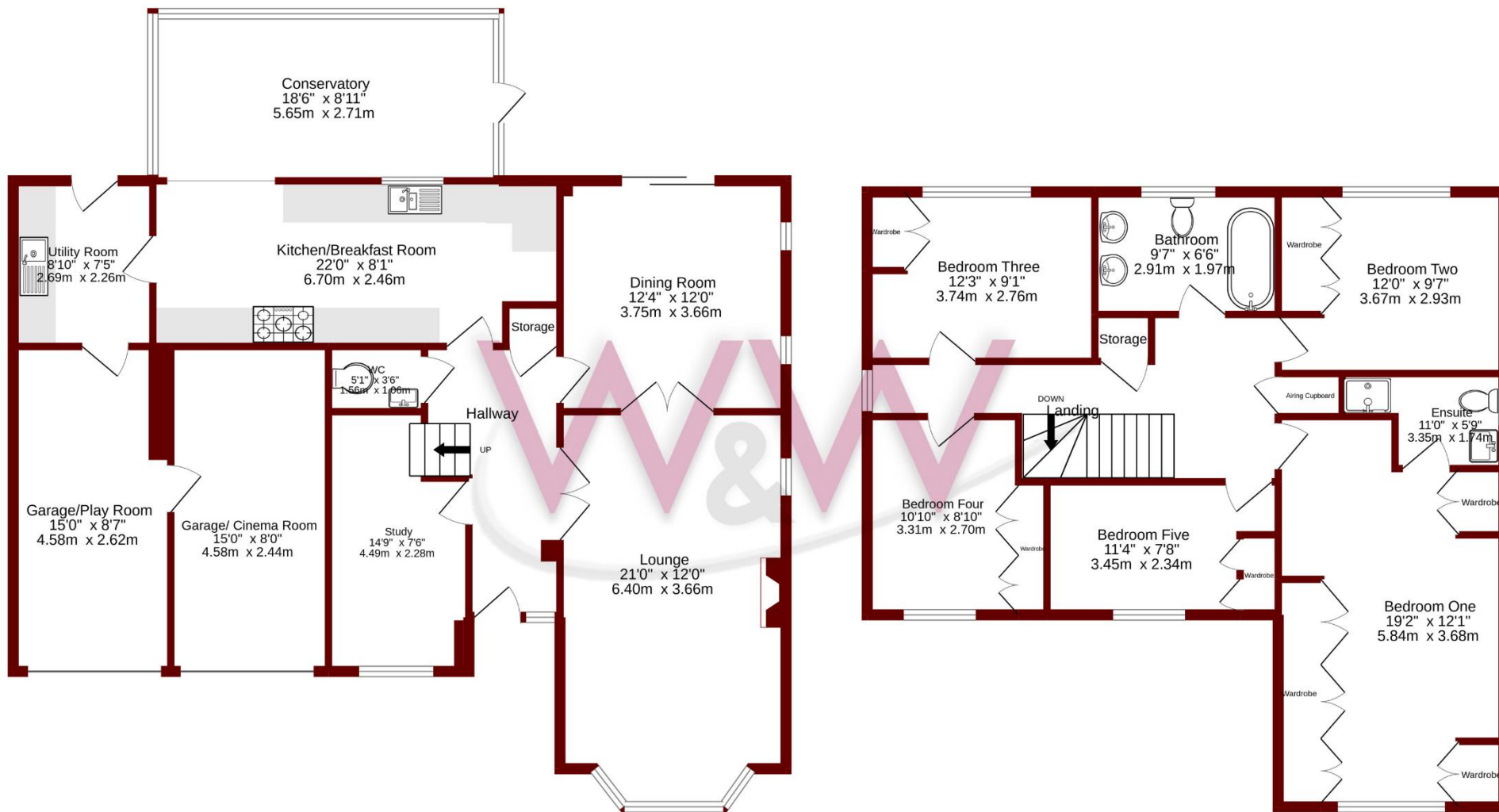
01489 580800

Leafy Lane is a sought after location in the village of Whiteley, the M27 & A27 are easily accessible as are Swanwick train station and Southampton Airport. The shopping centre providing a variety of high street shops & eateries is around a 25 minute walk away with short cuts through woodland and around the picturesque ponds. Also within walking distance is the renowned Skylark Golf & Country Club with 18 hole golf course, spa, gym, swimming pool and restaurant. Cornerstone Primary School is just around the corner as is one of the coach stops to & from Henry Cort Community College.



Ground floor
1290 sq.ft. (119.9 sq.m.) approx.

1st floor
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 2179 sq.ft. (202.4 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.

Made with Metropix ©2022



01489 577990

20e Bridge Road, Park Gate SO31 7GE

01489 580800

E14 Whiteley Shopping Centre PO15 7PD



Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.



www.walkerwaterer.co.uk