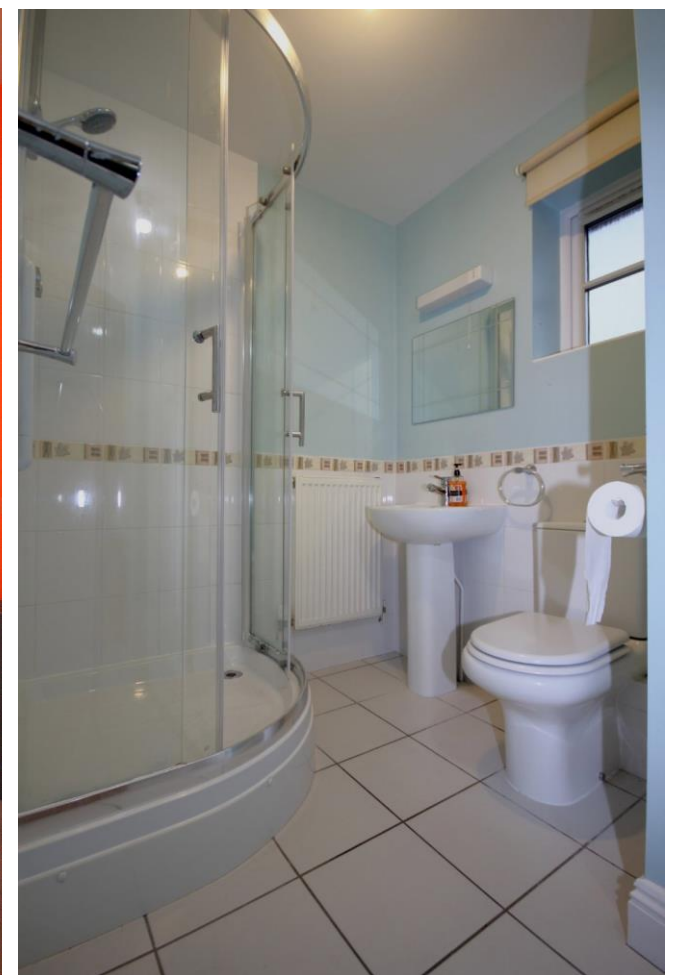


www.walkerwaterer.co.uk



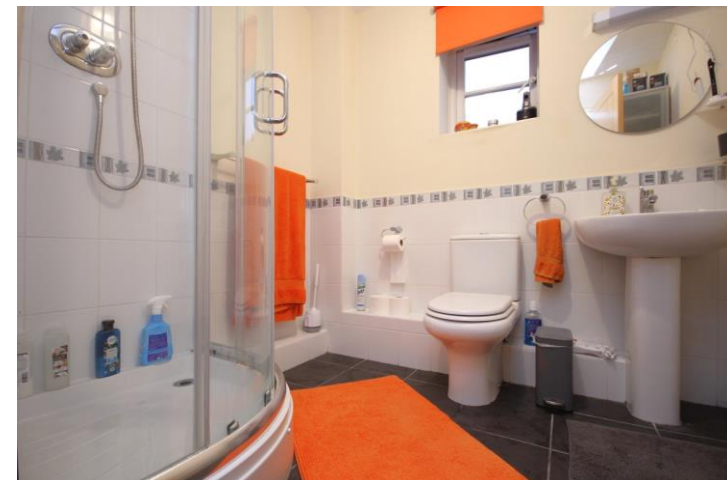
14 Spire Close
Titchfield Common PO14 4FE
Guide Price Of £535,000





WALKER & WATERER are delighted to offer for sale this well presented '2008' built four bedroom detached family home. The property boasts four double bedrooms, open plan lounge/dining room, modern kitchen, downstairs cloakroom, study, modern family bathroom & two en-suite shower rooms. The property also benefits from a rear enclosed landscaped garden, garage, sheltered carport & driveway parking for ample vehicles.

01489 577990



Well Presented '2008' Built Four Double Bedroom Detached Family Home

Impressively Sized Dual Aspect Lounge/Dining Room With Feature Understairs Storage Cupboard & Double Doors Opening Out Onto The Rear Garden

Modern '2020' Re-Fitted Kitchen Enjoying High Gloss Units & Attractive Worktops

Built In Appliances Include Double Oven, Induction Hob With Space For Dishwasher, Washing Machine & Fridge/Freezer

Study With Window To The Front

Downstairs Cloakroom Comprising Two Piece Suite

Main Bedroom Benefitting From Built In Wardrobes & En-Suite Shower Room

Guest Bedroom Also Benefitting From En-Suite Shower Room & Built In Storage

Two Additional Double Bedrooms With One Enjoying Built In Wardrobes

Modern Family Bathroom Comprising Three Piece White Suite & Attractive Tiling

Enviably Corner Plot Providing Rear & Side Gardens

Well Maintained Rear Landscaped Garden Enjoying Multiple Decked Sun Terrace's, Area Laid To Lawn, Display Flower/Shrubbery Beds, Paved Patio & Shed To Remain

Detached Garage

Sheltered Car Port With Store Area & Ample Driveway Parking

Freehold

EPC Rating - **C**

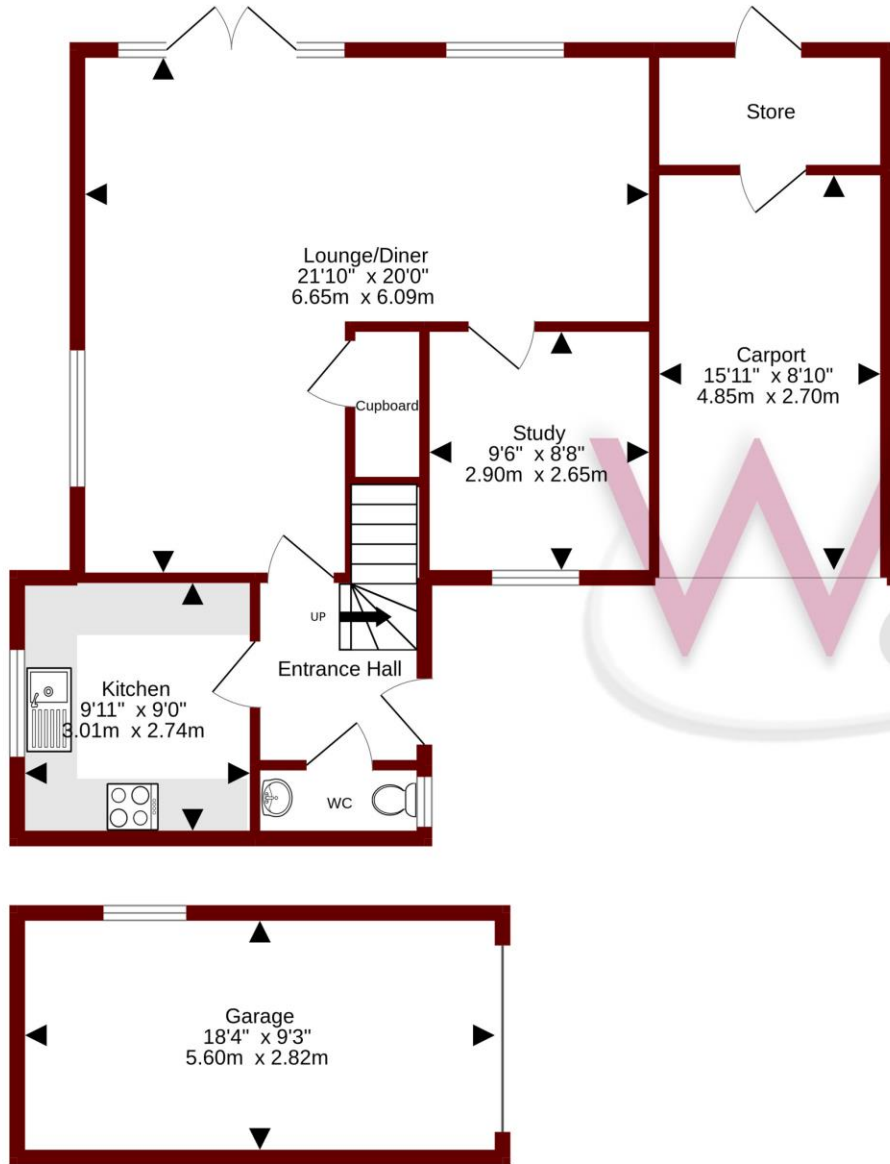
Council Tax Band - **E**

01489 577990

Spire Close is a quiet cul de sac situated just a few minutes' walk from the local convenience store with further shops and amenities close by including Locks Heath, Park Gate & Whiteley, all within 10 minutes. Excellent transport links are easily accessible from the property. The local St John CofE Primary School is also within walking distance of the property.



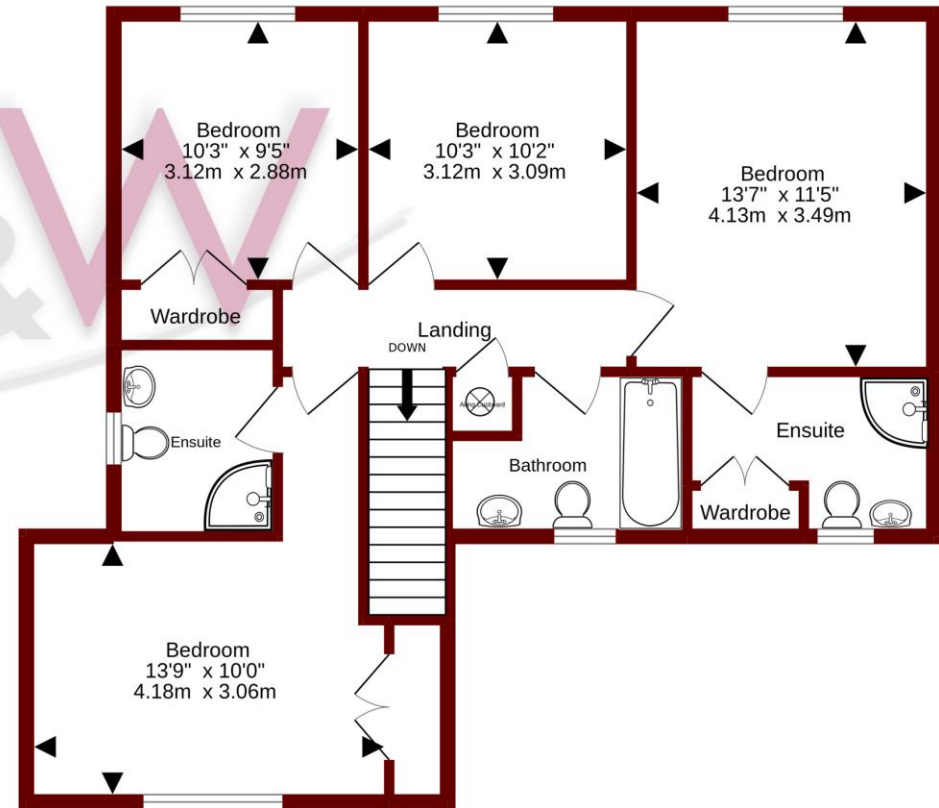
Ground Floor
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 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.
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1st Floor
773 sq.ft. (71.8 sq.m.) approx.



01489 577990

20e Bridge Road, Park Gate SO31 7GE

01489 580800

E14 Whiteley Shopping Centre PO15 7PD



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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.