



Guide Price £475,000









Freehold

6 Rattigan Gardens, Whiteley

Fareham, Hampshire PO15 7EA



Quick View

	4 Bedrooms		Converted Garage
	3 Living Rooms + Conservatory		2 Bathrooms + Cloaks
	Detached House		EPC Rating D
	Parking x 3		Council Tax Band E

Reasons to View

- Just under a 20 minute walk to the shops, restaurants and cinema at Whiteley Village so ditch that car and enjoy a walk along the lovely footpaths through the estate.
- This low maintenance garden with artificial lawn is the perfect spot to enjoy a lazy Sunday afternoon, and with no work to do you can just relax and enjoy, whilst the children play
- There will be no need to shuffle the cars about, to the front the driveway has space for three cars side by side.
- The conversion of the garage has created a perfect work from home office space, or a den for the kids to hang out.
- Three double bedrooms and one large single provides heaps of space for the whole family to grow in to.
- Super handy utility area with door out to the garden, ideal for kicking off muddy boots or wiping dirty paws after a walk around Whiteley Woods.

Description

Situated in the favoured 'Sweethills Crescent' area of Whiteley this is a great location for a family home. Hop onto the footpath that runs the other side of driveway and it's just a 15 minute walk to Gull Coppice and Whiteley Primary School or about a mile to Swanwick train station or the Solent Business Park.

Set back off the main thoroughfare on a shared driveway there is ample space for parking three vehicles in front of the house. The front door enters into the small hallway with stairs up to the first floor and door into the sitting room. The square bay looks out to the front letting in lots of light and it's open plan to the dining room offering a great entertaining space. With the added bonus of the conservatory, there will be enough space for the whole family!

Further off the sitting room, you will find the kitchen fitted with a modern range of wall and base units with contrasting worktops and a fitted breakfast bar/table, perfect for a quick family breakfast before school. There is also an integrated double oven, 5 burner gas hob, under counter fridge and a dishwasher. Through to the utility area with space for the washing machine, a door leading to the downstairs wc, a side door to the garden and garage conversion, creating the perfect home office.

Up on the first floor, you will find three double bedrooms and a further spacious single. The master bedroom overlooking the front of the property, comes with built-in wardrobes, a deep over stairs storage cupboard and its own en-suite shower room. The further three bedrooms share the family bathroom which is fitted with a white three-piece suite and a separate shower over the bath.

The rear garden is low maintenance with artificial lawn and a paved patio area, it's enclosed by panel fencing with side access gate.

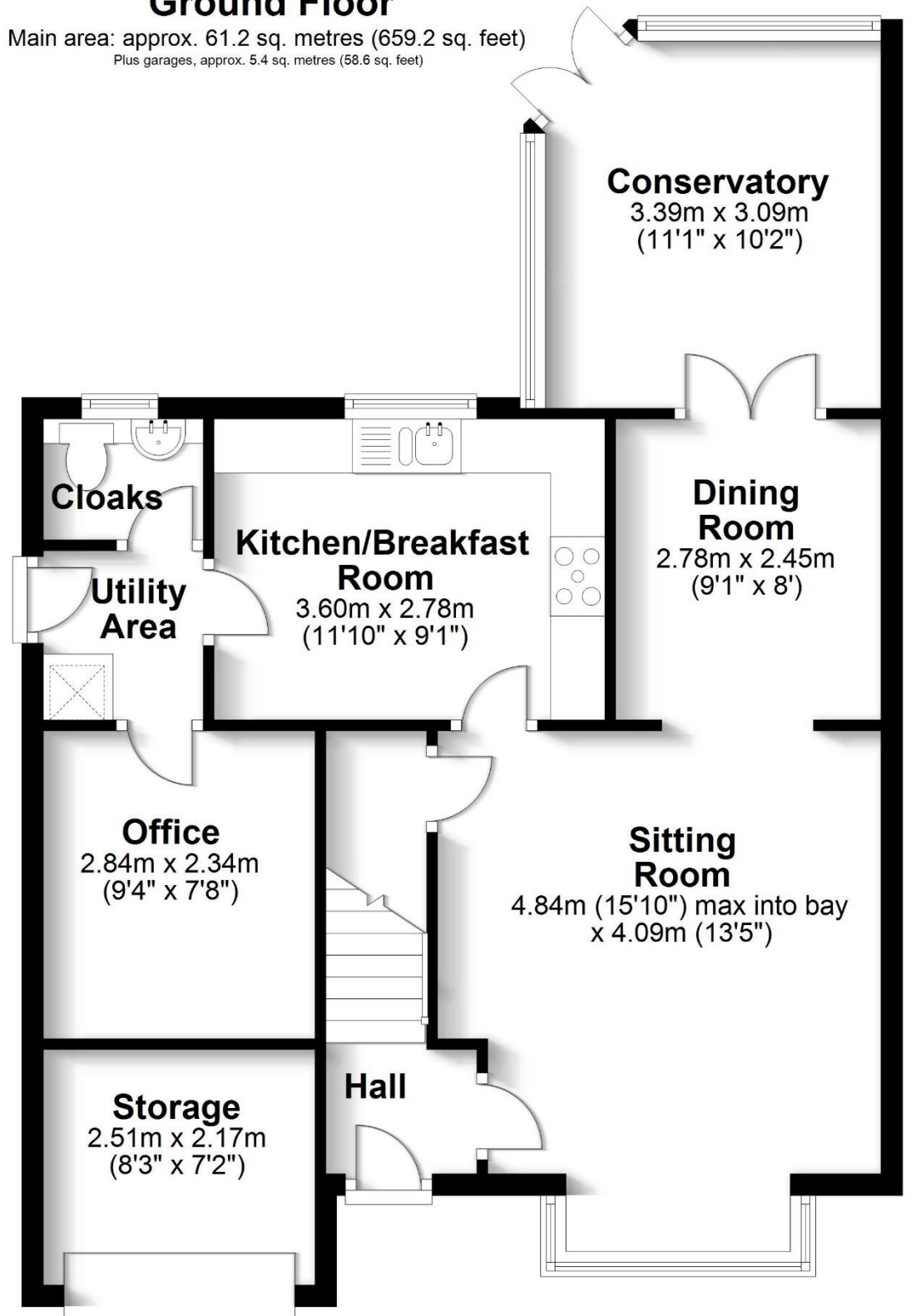
If you're looking for a long term family home in the heart of Whiteley then we urge you to come and take a look, don't be shy - call us today to arrange your viewing.

Directions

<https://what3words.com/heartless.bypasses.blank>

Ground Floor

Main area: approx. 61.2 sq. metres (659.2 sq. feet)
Plus garages, approx. 5.4 sq. metres (58.6 sq. feet)

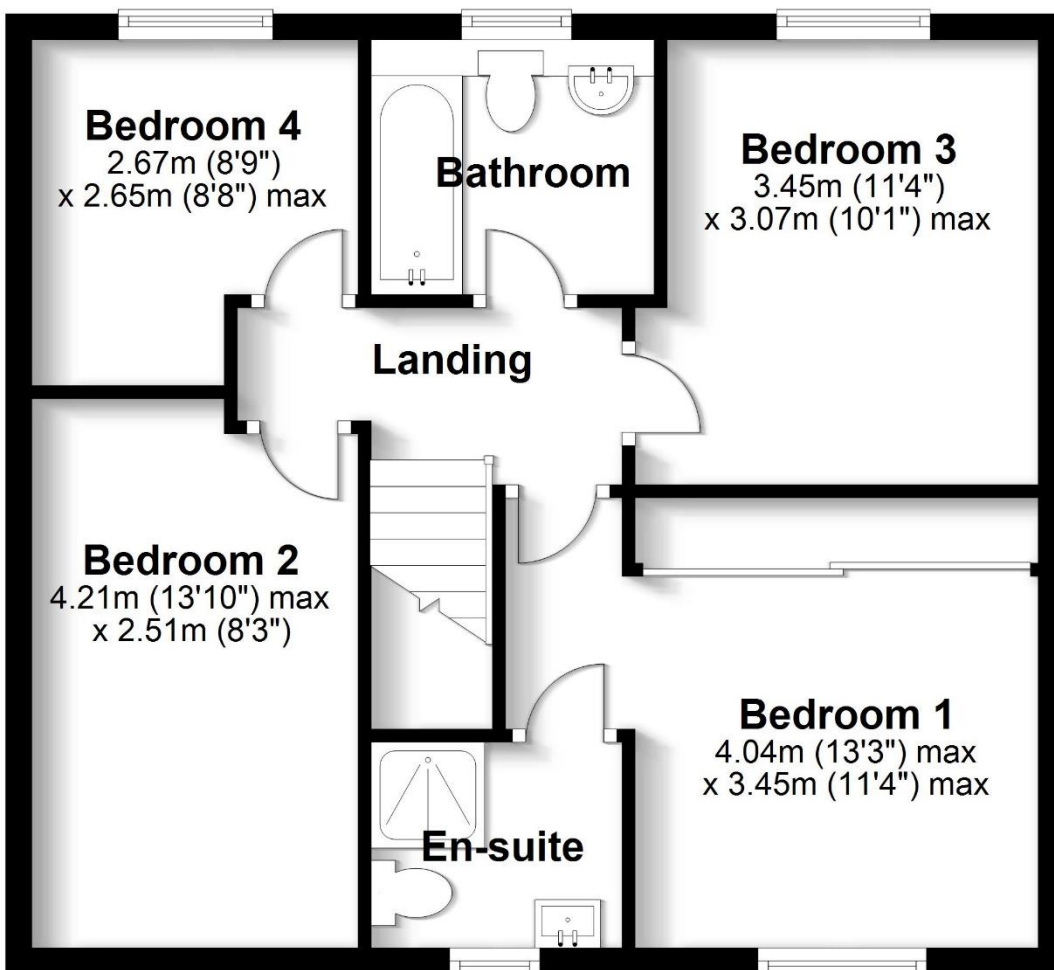


First Floor

Approx. 55.1 sq. metres (593.1 sq. feet)

Main area: Approx. 116.3 sq. metres (1252.3 sq. feet)

Plus garages, approx. 5.4 sq. metres (58.6 sq. feet)



Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast