



**£335,000**  
Freehold

**26 Angelica Way, Whiteley**  
Fareham, Hampshire PO15 7HY



## Quick View

	3 Bedrooms		Garage
	1 Living Room		1 Bathroom & Cloak
	End of Terrace House		EPC Rating TBC
	Parking for One Car		Council Tax Band C

## Reasons to View

- What a fantastic location! You have everything on your doorstep here – you'll save a fortune in petrol!
- In catchment for both Whiteley and Cornerstone Primary, the closest just a 15 min walk, plus the bus stop for Henry Cort Senior school is less than 10mins, so the school run should be a breeze.
- A gorgeous Shaker style kitchen dining room with a butler sink and breakfast bar is the hub of this family home, perfect for entertaining and creating lots of fun memories.
- With two doubles and a comfortable single with a wardrobe, it's a great family home to grow into.
- A wrap around west facing rear garden is the perfect outside space to enjoy the last of the evening sun, with BBQs on the patio in the summer months when you come home from work.
- The garage has been split to provide a handy utility, and storage for your bikes and paddle boards with an electric garage door for convenience.

## Description

This is a lovely home, particularly ideal for a young family, as the location is great with Meadowside Park just a stone's throw away for you to enjoy the Sunday Park Runs and other community events that are held annually. For those wanting to enjoy an evening out, you can leave the car at home and enjoy many of the eateries, or a night at the cinema – there's so much choice!

Opening into the hallway with stairs heading up, a practical light grey oak-style floor runs into the downstairs cloakroom, which has a window and a white suite. The sitting room has an understairs cupboard and an archway leads to the kitchen dining room.

With this favoured design layout, it is perfect for entertaining in the summer months with French doors from the dining area leading directly into the garden and is also ideal for simultaneously cooking the family meal whilst watching over the children doing their homework up at the breakfast bar! The light grey Shaker style kitchen has been thoughtfully planned to include a bin and corner carousel cupboard, plus handy pan drawers, as well as the butler's sink which overlooks the garden. An integrated double oven, gas hob, extractor and dishwasher are fitted with a butcher's block work top, finishing the look with pretty brick-style splash backs. The boiler has recently been replaced too.

Upstairs, the landing window adds extra light, there's access to the loft which is part boarded with a ladder, and an airing cupboard. The family bathroom has a white suite with an electric shower over the bath. The main bedroom has a double wardrobe with additional storage, the second is a large double and the third also has storage space.

Outside, the west-facing garden wraps around the side of the house with a gate for access and a personnel door to the garage. The garden is laid with artificial grass for ease and for year-round use to play in.

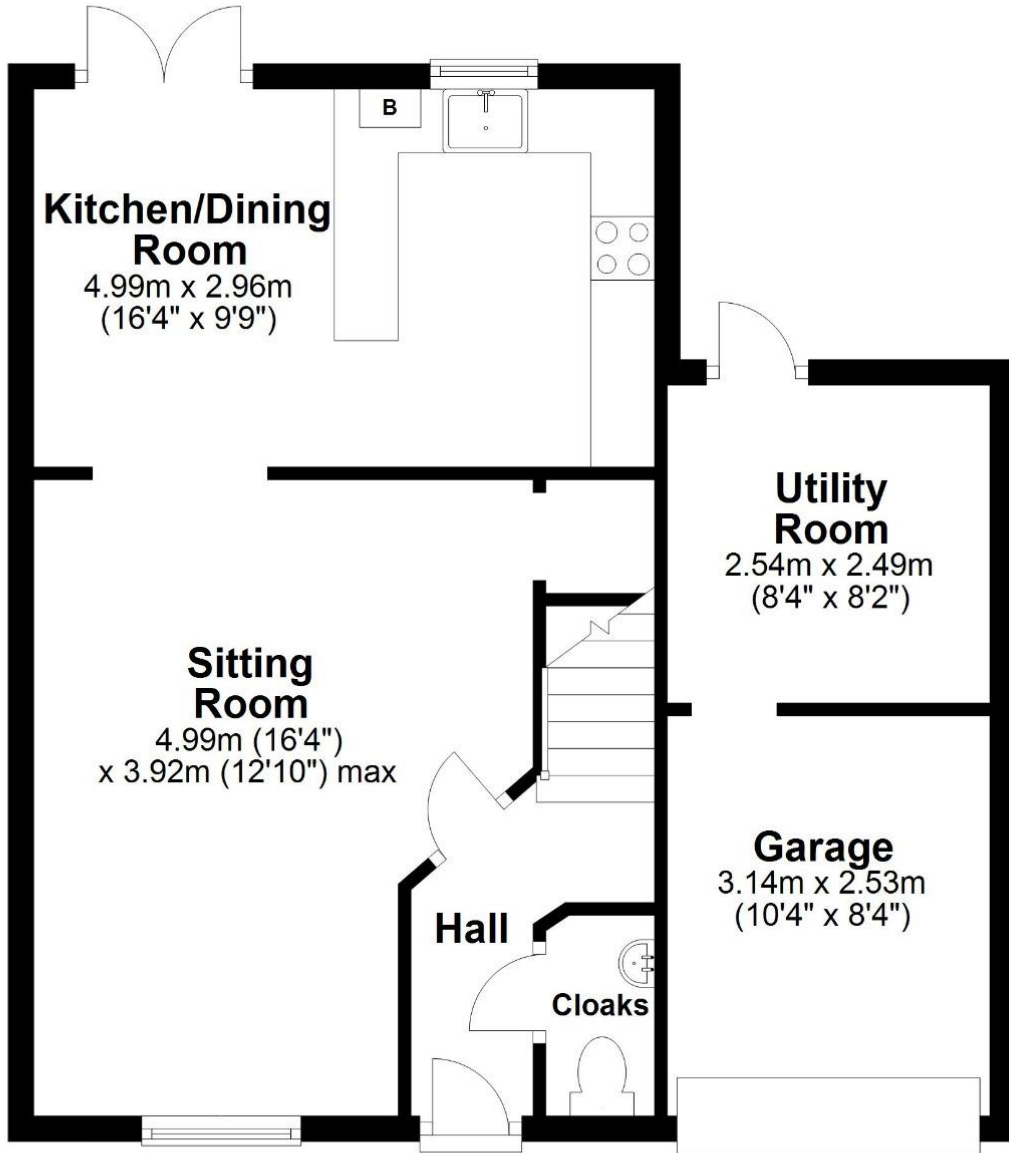
Take a peek at our video for a full walk around tour, then call the office to arrange a viewing.

## Directions

<https://what3words.com/unopposed.packing.royally>

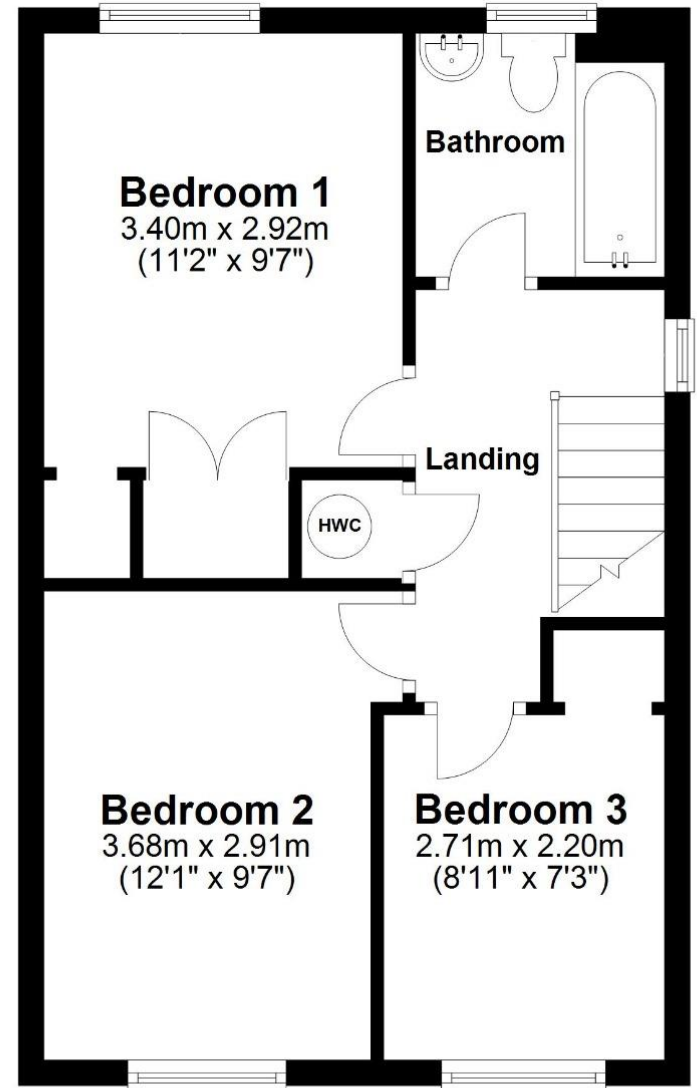
## Ground Floor

Main area: approx. 45.8 sq. metres (492.6 sq. feet)  
Plus garages, approx. 7.9 sq. metres (85.5 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Main area: Approx. 81.7 sq. metres (879.9 sq. feet)

Plus garages, approx. 7.9 sq. metres (85.5 sq. feet)

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