



Guide Price £300,000

26 Bluebell Way

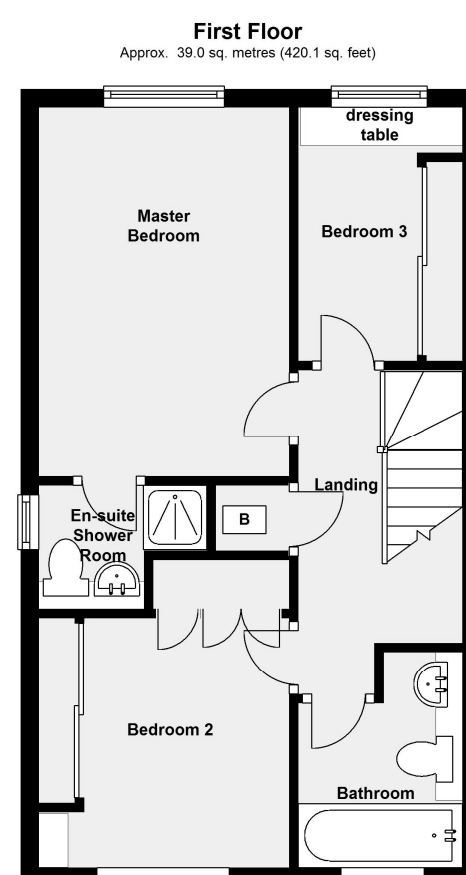
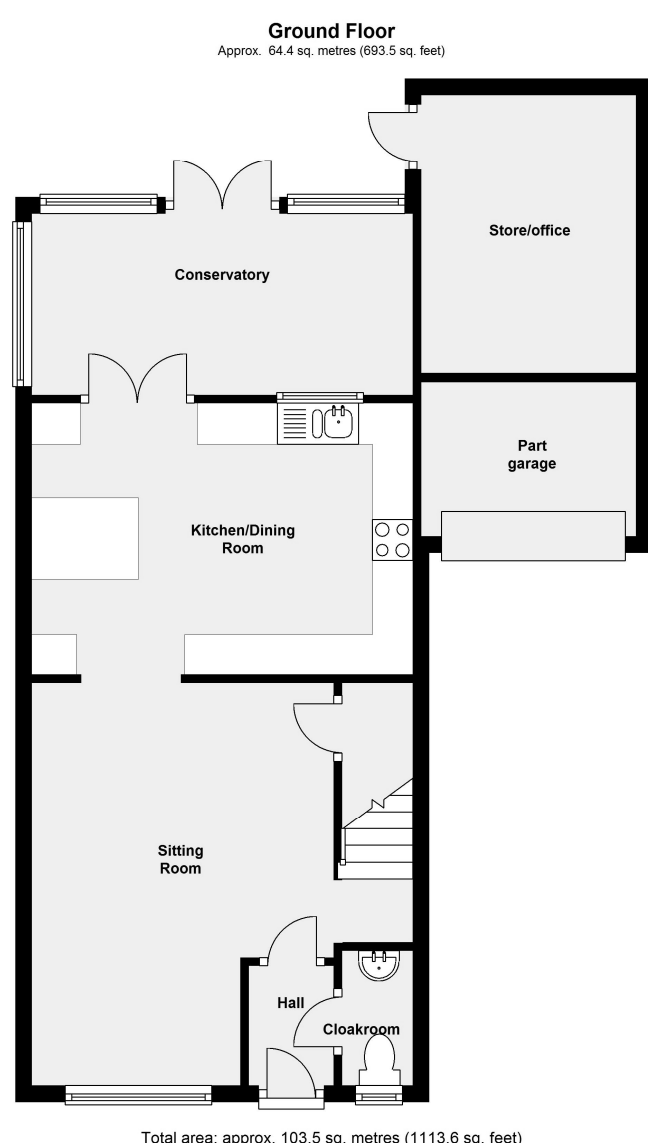
Whiteley, Fareham, Hampshire PO15 7FF



This three bedroom detached house is set back off the road in a private driveway with parking for three cars outside the house, a rarity in most modern homes nowadays. The new UPVC front door opens into the hallway where there is a ground floor cloakroom with re-fitted suite. The living space is open plan with an arch from the sitting room into the kitchen/dining room. The kitchen has been re-fitted with white gloss units and quality Neff cooking appliances, there is a fitted table to sit round and double doors onto the conservatory giving valuable extra living space. On the first floor the master bedroom at the rear of the house has an en-suite shower room with re-fitted white suite, bedroom two has an extensive range of fitted and built in storage as does bedroom three which is arranged as a dressing room with fitted wardrobes and a dressing table. The bathroom has also been re-fitted with a modern suite and storage. Outside the private rear garden is landscaped with block paving, shingle and decking so as to be low maintenance. There is a personnel door into the rear of the garage which has been partitioned to make an excellent storeroom or possibly a home office. The front of the garage retains the up and over door and is perfect for bikes etc. With Whiteley Shopping centre so close by you'll never be short of something to do, so if this is the life you are yearning for come and take a look and see if this is the home for.

Reasons to view

- There's a high end finish to this detached home with quality finishing touches that make it just that little bit special
- The sociable open plan living space includes an ultra-modern white gloss kitchen with Neff 'Slide & Hide' oven, hob and microwave
- Living here is a lifestyle choice, with Whiteley Village on your doorstep there'll be lots to entertain you, restaurants, shops, sports centre and a cinema too
- The generous master bedroom enjoys a re-fitted en-suite and with bedroom three arranged as a dressing room you'll have plenty of space to pamper yourself
- There's a conservatory across the rear of the house leading onto the low maintenance, landscaped garden, a private spot to enjoy a long drink at the end of a hard day
- The garage has been part-converted to a store room/home office at the rear but with driveway parking for three cars there will be no problem finding a space



The Accommodation Comprises:

Entrance Hall: Replacement UPVC door, plain plastered ceiling, radiator. Doors to:

Cloakroom: UPVC obscure double glazed window to front, plain plastered ceiling, master fuse board, radiator. Refitted suite comprising low level WC and pedestal wash hand basin with tiled splash back.

Sitting Room: 16'1 (4.9m) x 12'2 (3.71m) max, 8'4 min UPVC double glazed box bay window to front, coving to plain plastered ceiling, under stairs cupboard, alcove with stairs to first floor landing, television aerial and telephone connection points, radiator. Arch to:

Kitchen/Dining Room: 15'5 (4.7m) x 10'11 (3.32m) UPVC double glazed window and UPVC double glazed double doors to conservatory, plain plastered ceiling, radiator. Re-fitted range of white gloss fronted wall, base and larder cupboards with contrasting work surfaces over and tiled splashbacks. Inset ceramic sink unit with mixer tap, built in Neff appliances including 'Slide & Hide' electric oven, microwave and halogen hob. Space for American style fridge/freezer, fitted table/bar.

Conservatory: 15'4 (4.67m) x 7'3 (2.21m) UPVC double glazed units on a brick base, polycarbonate roof, wood effect laminate flooring, UPVC double glazed double doors to garden.

First Floor Landing: Plain plastered ceiling with loft access hatch, built in cupboard house boiler. Doors to:

Master Bedroom: 13'4 (4.06m) x 9'1 (2.77m) UPVC double glazed window to rear, plain plastered ceiling, radiator. Door to:

En-suite: UPVC obscure double glazed window to side, plain plastered ceiling, extractor fan, chrome heated towel rail, tiled surrounds. Re-fitted suite comprising low level WC with concealed cistern, vanity style wash hand basin with cupboards below, enclosed shower cubicle.

Bedroom Two: 9'3 (2.82m) to built in wardrobe fronts x 9' (2.74m) into fitted wardrobes UPVC double glazed box bay window to front, plain plastered ceiling, built in three door wardrobe, fitted sliding door and fitted drawer unit, radiator.

Bedroom Three: 8'11 (2.72m) x 6' (1.83m) into fitted wardrobes UPVC double glazed window to rear, plain plastered ceiling, fitted sliding door wardrobe and dressing table, radiator.

Bathroom: UPVC obscure double glazed window to front, plain plastered ceiling, extractor fan, tiled surrounds, radiator. Refitted suite comprising low level WC with concealed cistern, vanity style wash hand basin with cupboard below and panel enclosed bath.

Garage: Up and over door to front, power and lighting, eaves storage, part partitioned at the rear to provide store room/poss home office with personal door to the garden.

Front Garden: Area of shingle and driveway giving off road parking for three cars.

Rear Garden: Enclosed by wall and panel fencing, the garden has been arranged to be low maintenance with a circular feature paved patio area, block paving and corner area of decking, the remainder with slate chippings.

NB: This property is Freehold but as it is in the Area K plus area of Whiteley and therefore attracts an estate charge. The management company is Firstport Property Services Ltd and the annual charge is £350.

Council Tax Band: We are advised that this property is under the Winchester billing authority area and is council tax band D.

EPC: Currently rated C.

Directions: From Junction 9 on the M27 proceed north on Whiteley Way, go straight over the first roundabout and then take the third exit at the next. At the second roundabout bear left into Bluebell Way, take the third right into Acanthus Court and then immediately left to the houses that front Bluebell Way.

Robinson 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 may earn a commission from introducing third party services to you such as conveyancing, mortgage or insurance.



○ **Whiteley Office**
 Shop 1, 3600 Parkway, Whiteley
 Fareham, Hampshire, PO15 7AN
01489 579 911
 whiteley@robinsonreade.co.uk

Company registered number 5185152



○ **Park Gate Office**
 10-14 Middle Road, Park Gate
 Southampton, Hampshire, SO31 7GH
01489 579 009
 parkgate@robinsonreade.co.uk

www.robinsonreade.co.uk

Independent Sales & Letting Agents for the Strawberry Coast