



48 Mollison Rise, Whiteley, PO15 7JX

Asking Price £525,000



Mollison Rise |

Whiteley | PO15 7JX

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W&W are delighted to offer for sale this well presented four bedroom detached family home sat down a private driveway made up of only four houses. The property enjoys four double bedrooms, spacious triple aspect lounge, impressively sized kitchen/breakfast room, dining room, utility room, cloakroom, modern family bathroom & modern en-suite shower room. The property also enjoys a garden, double garage & driveway parking for several vehicles.

Mollison Rise provides excellent transport links with the M27 being a 5 minute drive away and busses going to the local secondary school. Whiteley Shopping Centre is just a 25 minute walk providing a variety of shops, eateries and amenities. A little further up the road is the renowned Skylark Golf & Country Club with 18 hole golf course, restaurants, a gym and newly renovated spa.





Well Presented Four Bedroom Detached Family Home Enjoying Woodland Views To The Side & Rear

Sat Down A Private Road Made Up Of Only Four Houses

Spacious Triple Aspect Lounge With Double Doors Opening Out Onto The Rear Garden & Contemporary Centrepiece Fireplace With Inset Electric Remote Controlled Fire

Impressively Sized Triple Aspect Kitchen/Breakfast Room Enjoying High Gloss Units, Attractive Wood Effect Worktops & Breakfast Bar

Built In Appliances Include Dishwasher, 'Range Style' Cooker To Remain & Space For American Style Fridge/Freezer

Utility Room With Matching Units/Worktops Providing Additional Storage Space & Plumbing For Washing Machine/Tumble Dryer

Dining Room With Window To The Rear

Downstairs Cloakroom Comprising Two Piece

Welcoming Entrance Hall & Galleried Landing

Master Suite Enjoying Dressing Room Benefitting From Built In Wardrobes & En-Suite

Modern Re-Fitted En-Suite Shower Room Comprising Three Piece White Suite & Feature Double Shower Cubicle Tray

Three Additional Bedrooms With Two Benefitting From Built In Wardrobes

Modern Family Bathroom Comprising Three Piece White Suite, Attractive Tiling & Feature 'P' Shaped Bath

Enclosed Garden Majority Laid To Lawn, Patio Area & Mature Tree

The Garden ' In Our Opinion' Offers A Great Degree Of Privacy Due To The Mature Woodlands

Double Garage With Power & Lighting

Driveway Parking For Approximately Four Vehicles

MATERIAL INFORMATION -

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas Central Heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

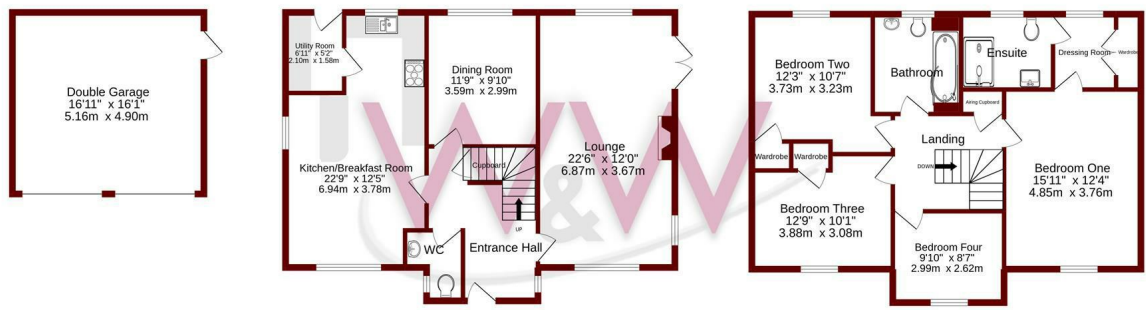
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
1072 sq.ft. (99.6 sq.m.) approx.

1st floor  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 1872 sq.ft. (173.9 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 85        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 71                      |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Council Tax Band - F - £ Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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