



Redpoll Way | Whiteley | PO15 7QF

Price Guide £625,000



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W&W are extremely delighted to offer for sale this beautifully presented & located '2021' built four bedroom detached family home situated in an enviable position with woodland Copse to the rear of the property. The property boasts over 1600 Sq.Ft providing four double bedrooms, lounge, study, 22'5ft kitchen/dining room, utility room/downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also enjoys a landscaped garden, garage & driveway parking.

Redpoll Way' is in the brand new '2021' Whiteley development ideally located for the modern family lifestyle, the shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a short stroll away, as is 'Meadowside', offering large play field, park & leisure centre. The nearby market town of Fareham and the M27, provides easy access to the vibrant coastal city of Portsmouth and further afield to London.







Beautifully presented & positioned '2021' built four bedroom detached family home

Enviably plot with mature woodlands to the rear

Extremely light, bright & airy throughout with twenty-two windows in the property

Welcoming entrance hall with built in storage cupboard & Amtico flooring flowing throughout the ground floor

Triple aspect lounge with double doors opening out onto the garden

Impressively sized 22'5ft dual aspect kitchen/dining room enjoying quartz worktops with attractive units, breakfast bar & double doors out to the garden

Integrated appliances include double oven, five ring gas hob, fridge/freezer & dishwasher

Dual aspect study to the ground floor

Utility room/downstairs cloakroom comprising two piece white suite & built in washing machine

Dual aspect main bedroom benefitting from built in wardrobes & en-suite



Tenure: Freehold

EPC Rating: B

Council Tax Band: F -
£3078.69 Per Annum

Modern en-suite shower room comprising three piece white suite with feature low profile shower cubicle tray & attractive wall tiling

Three additional double bedrooms all benefitting from built in wardrobes

Modern family bathroom comprising three piece white suite & attractive wall tiling

Rear landscaped garden laid to lawn with multiple patio areas, display flower/shrubbery beds, outside tap & outside lighting

The garden offers 'in our opinion' an excellent degree of privacy

Garage & driveway parking for vehicles

Walking distance to Whiteley shopping centre

Estate management charge approx. £194 PA

ADDITIONAL INFORMATION -

Property construction - Traditional

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 See the light

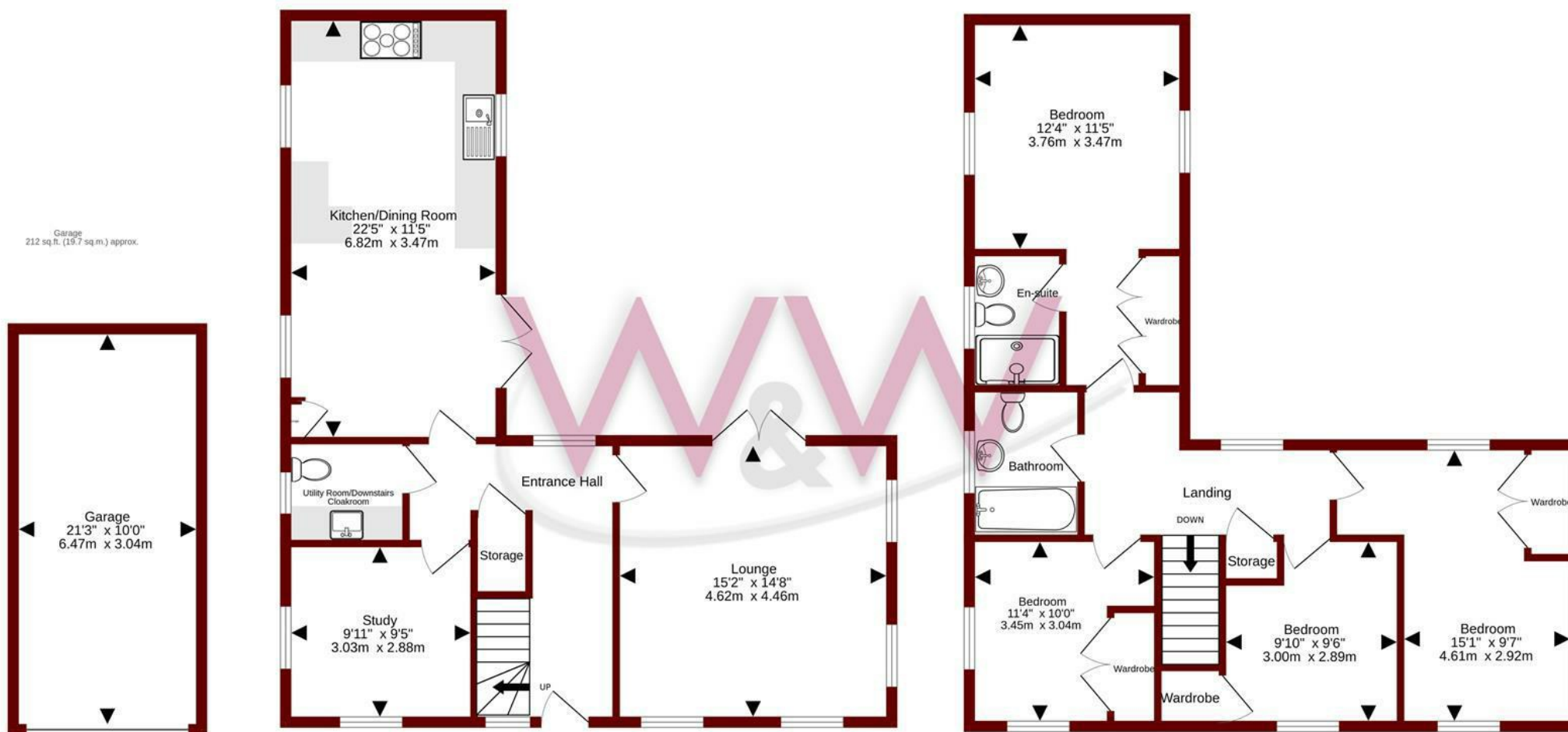
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
734 sq.ft. (68.2 sq.m.) approx.

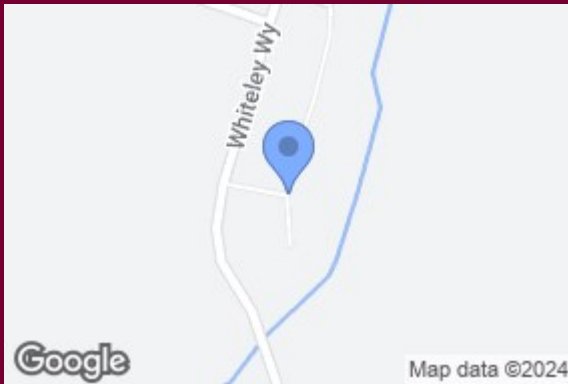
1st Floor
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1680 sq.ft. (156.1 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) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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