



Dumas Drive | Whiteley | PO15 7LU

Asking Price £550,000





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W&W are delighted to offer for sale for the first time to the market since built, this five bedroom detached family home situated on an enviable corner plot overlooking greenery to the front. The property enjoys over 1500 Sq.Ft providing five bedrooms with two enjoying en-suites, lounge, kitchen/dining room, utility room, modern family bathroom & cloakroom. The property also benefits from a beautifully landscaped garden, garage & parking for multiple vehicles.

Dumas Drive is located in the 'Sweethills Crescent' area of the ever popular village of Whiteley, the shopping centre is within a 25 minute walk with plenty of woodland shortcuts. The local Co Op alongside takeaways, hairdressers & School are just a mile away. Swanwick Train Station is within walking distance and other excellent transport links are easily accessible including A27 & M27. The property is also in the catchment area for both Whiteley Primary and Cornerstone as well as a day nursery.











Extremely well presented & improved five bedroom detached family home situated on an enviable corner plot overlooking greenery to the front

Versatile living accommodation over 1500 Sq.Ft spanning across three floors

Spacious dual aspect lounge with double doors opening out onto the rear garden

Dual aspect modern kitchen/dining room enjoying built in replacement oven/hob, replacement sink & space for additional appliances

Modern '2023' re-fitted downstairs cloakroom



Dual aspect main bedroom to the top floor benefitting from built in wardrobes & en-suite

Stunning modern re-fitted en-suite shower room comprising three piece white suite with feature double shower cubicle tray & attractive wall tiling

Dual aspect guest bedroom benefitting from en-suite shower room

Three additional bedrooms to the first floor with two of them



being dual aspect

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

Beautifully landscaped rear garden enjoying decked sun terrace, patio area, display shrubbery/flower beds, outside lighting & rear access

Outside tap to the front

'In our opinion' we feel that the garden is extremely tranquil and offers a great degree of privacy

Garage with power & lighting

Driveway parking for multiple vehicles

Estate management charge approx. £310 PA

ADDITIONAL INFORMATION -

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains



Tenure: Freehold  
EPC Rating: C  
Council Tax Band: E -  
£2521 Per Annum







Heating - Replacement 2024 Glow-worm "Energy" 18kW regular boiler heating an unvented water system with hive smart heating controller, The boiler will have a ten year warranty which will be changed to be in the purchasers name

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

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

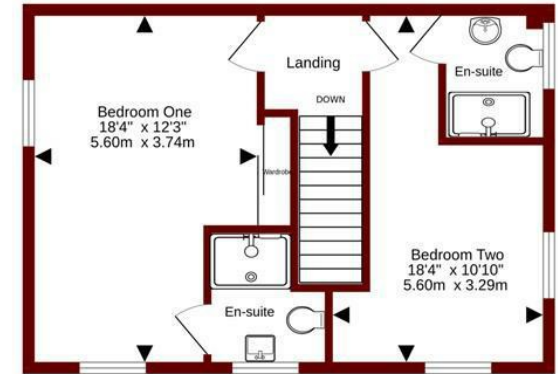
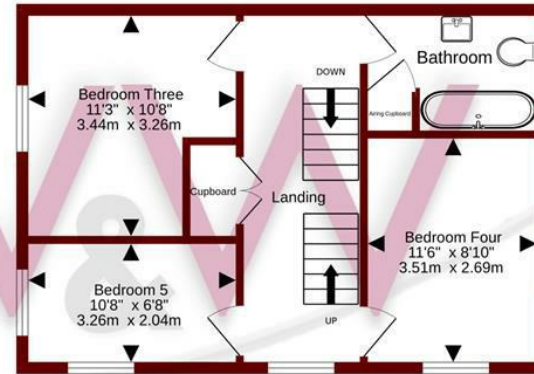
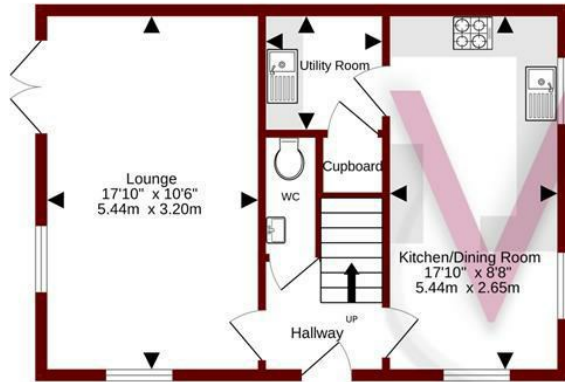
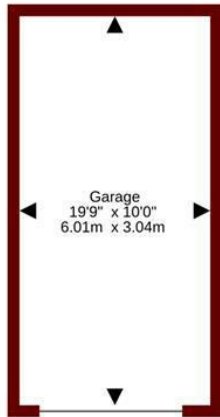
Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
658 sq.ft. (61.1 sq.m.) approx.

1st floor  
451 sq.ft. (41.9 sq.m.) approx.

2nd floor  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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			
(81-91) B		79	87
(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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