



52 Lipizzaner Fields, Whiteley, PO15 7BH

Offers In Excess Of £525,000



Lipizzaner Fields |

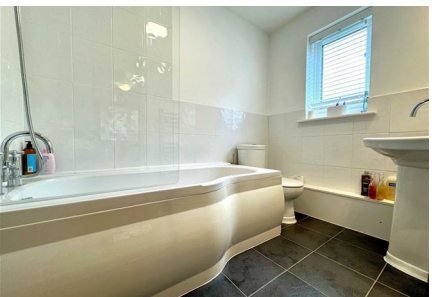
Whiteley | PO15 7BH

Offers In Excess Of £525,000

W&W are delighted to offer for sale this well presented four bedroom detached home situated in an enviable plot tucked away down a private driveway made up of only four houses. The property boasts four bedrooms, lounge, modern kitchen/breakfast room, dining room, cloakroom, modern en-suite shower room & modern family bathroom. The property benefits from a landscaped garden, garage & driveway parking.

Lipizzaner Fields is arguably one off Whiteley' s most sought after cul de sac locations in the ever popular village, the renowned Whiteley Primary school is just a short walk along with the doctors surgery, local Co Op. Further shops and eateries can be found in the shopping centre just over a mile away. Also easily accessible are the excellent transport links including Swanwick Train Station, A27 & M27.





Well presented four bedroom detached home

Highly sought after cul de sac in Whiteley

Home is situated in an enviable position tucked away down a private road made up of only four houses

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the kitchen/breakfast room

Modern kitchen/breakfast room boasting attractive wooden worktops & high gloss units

Integrated appliances include oven & hob with space for additional appliances

Lounge with feature centrepiece fireplace & patio doors opening out onto the rear garden

Dining room with window overlooking the garden

Downstairs cloakroom comprising two piece white suite

Main bedroom enjoying built in wardrobes, twin windows & en-suite

Modern en-suite shower room comprising three piece white suite with feature low profile double shower cubicle tray

Three additional bedrooms all benefitting from built in wardrobes

Modern family bathroom comprising three piece white suite

Replacement internal oakwood doors throughout

Landscaped garden majority laid to raised lawn with paved patio area & mature shrubbery

'In our opinion' the garden offers a great degree of privacy backing onto mature woodlands

Garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement 'Vaillant' boiler

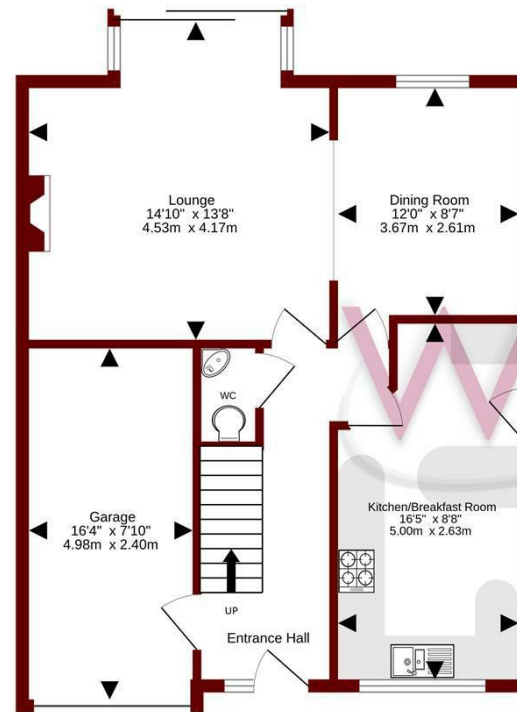
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT & is connected by FTTC

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

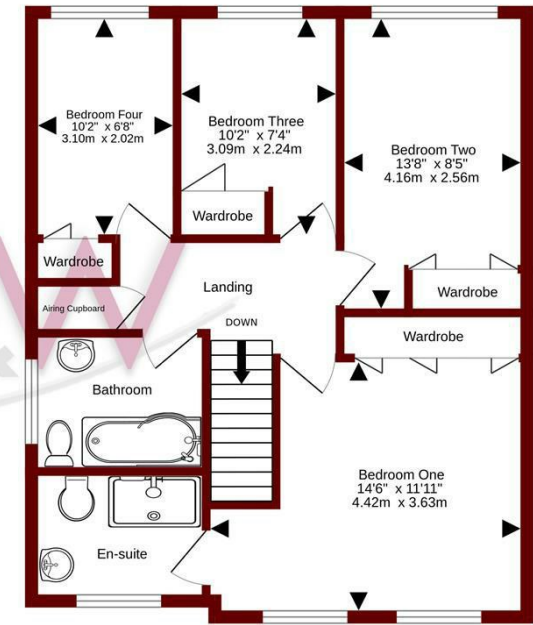
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
646 sq.ft. (60.0 sq.m.) approx.



1st floor
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	85
EU Directive 2002/91/EC			

Council Tax Band - E - £2521.93 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre
Whiteley Way
Whiteley
Hants
PO15 7PD
01489 580800
whiteley@walkerwaterer.co.uk
www.walkerwaterer.co.uk