



Coldland Road | Whiteley | PO15 7QR

Asking Price £475,000



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\*\* Re-available from 5th June \*\* W&W are delighted to offer for sale this beautifully presented & improved four bedroom detached family home built by Crest Nicholson in 2022. The property boasts four bedrooms, lounge, open plan kitchen/dining room, utility room, cloakroom, modern family bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear garden, detached garage & driveway parking for multiple vehicles.

Coldland Road is ideally located for the modern family lifestyle, the Whiteley shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a few minutes away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. 'Cornerstone Primary School' is extremely close to the property & 'Whiteley Primary School' is also within walking distance







Beautifully presented 'Crest Nicholson' built four double bedroom family home

Impressively sized entrance hall with built in large understairs storage cupboard

Amtico flooring flowing throughout the ground floor, family bathroom & en-suite shower room

Spacious lounge with walk in bay window with feature made to measure clip in shutters to remain

19'9ft Open plan kitchen/dining room with double doors opening out onto the rear garden

Modern kitchen enjoying quartz worktops & attractive matte units

Integrated appliances include include double oven, hob, dishwasher with space for 'American style' fridge/freezer

Utility room with matching units/worktops providing space/plumbing for washing machine & tumble dryer

Downstairs cloakroom comprising two piece suite



Tenure: Freehold

EPC Rating: B

Council Tax Band: E -

£2490.15 Per Annum

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Three additional double bedrooms

Modern family bathroom comprising three piece white suite & attractive tiling

Rear south westerly facing garden majority laid to lawn with paved patio area

Garage with power & lighting

Driveway parking for multiple vehicles

The current owner informs us that there will be a nature reserve to the back of the property

Vendor suited

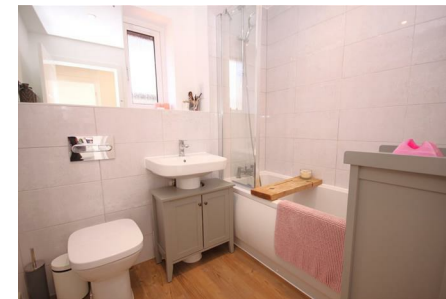
#### MATERIAL INFORMATION

Property construction - Traditional Brick

Electricity supply - Mains & the seller informs us that they have solar panels

Water supply - Mains

Sewerage - Mains





Heating - Gas Central Heating

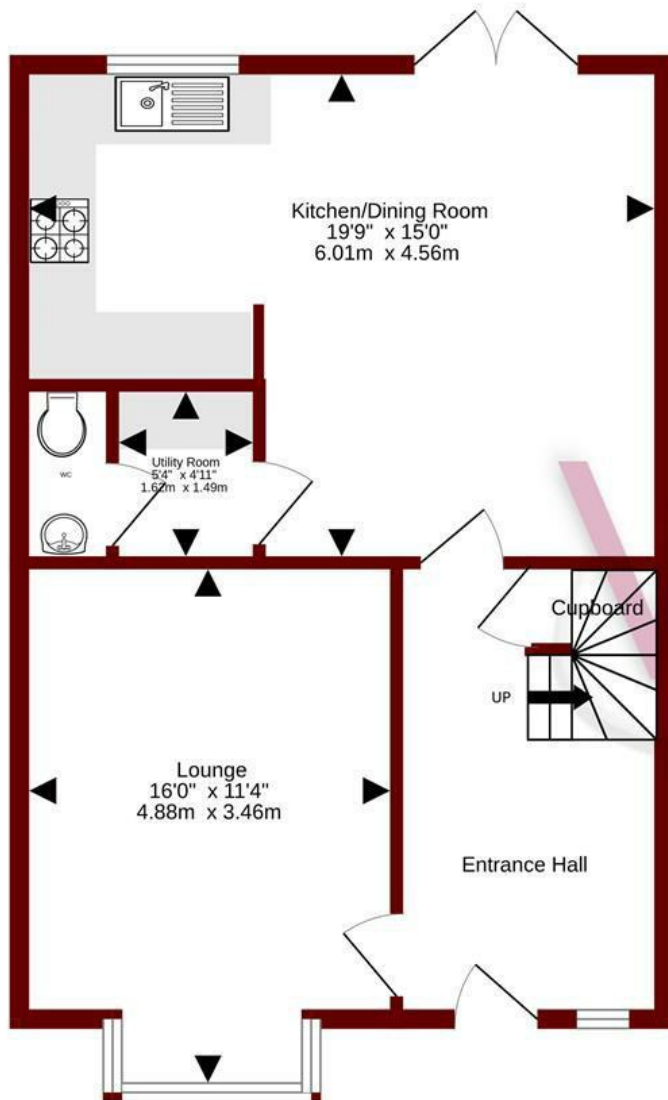
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Pure Broadband and is connected via Cable

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

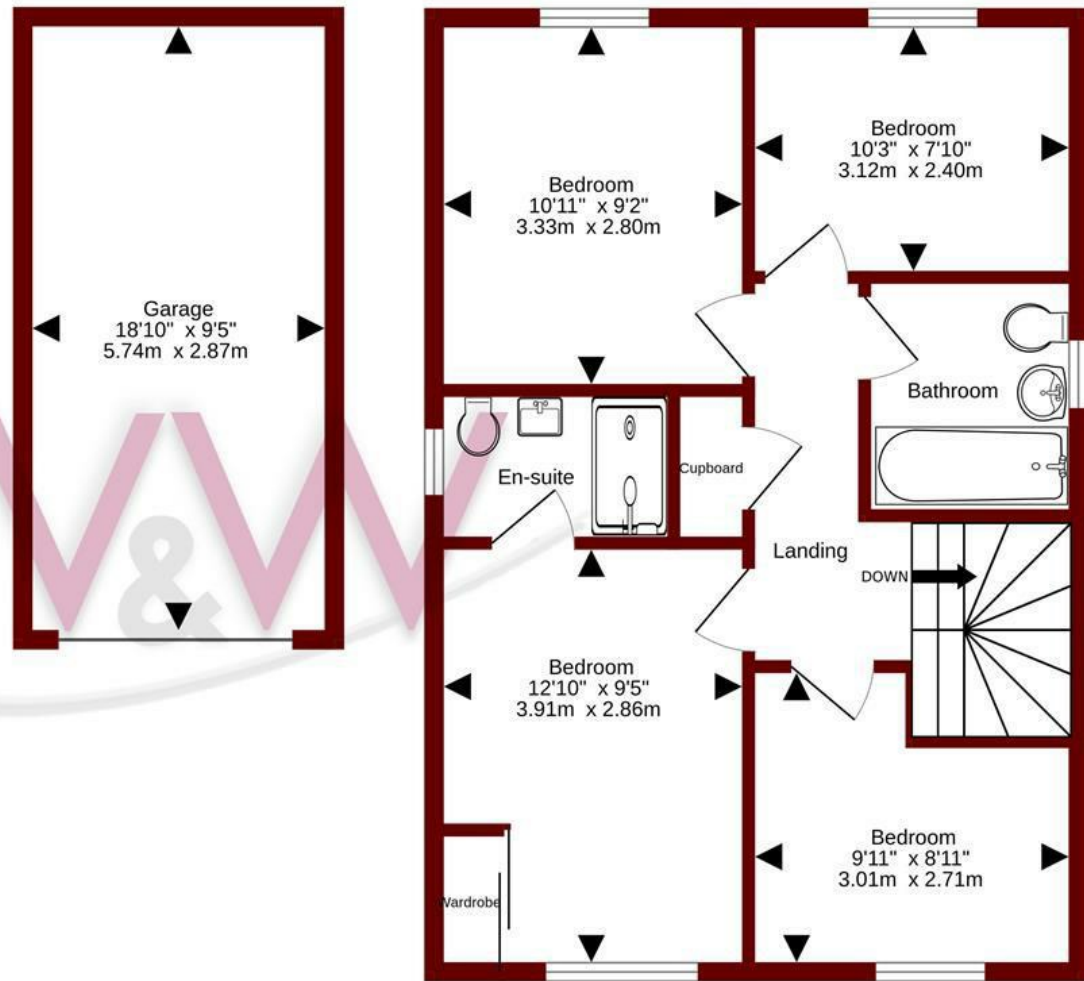
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
751 sq.ft. (69.8 sq.m.) approx.



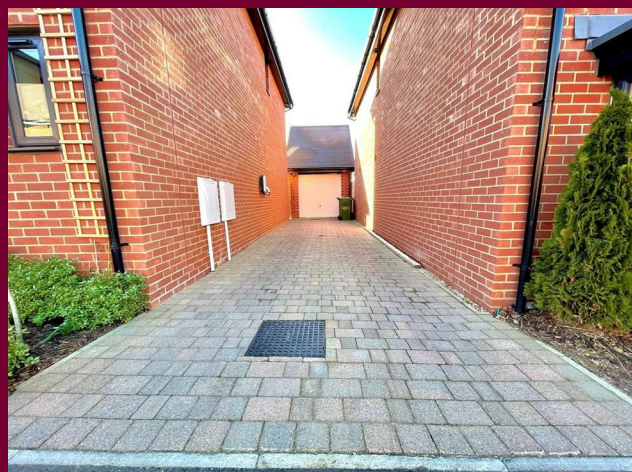
1st Floor  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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) A			
(81-91) B		88	90
(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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