



Mollison Rise | Whiteley | PO15 7JX

Guide Price £650,000



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W&W are delighted to offer for sale this extremely well presented & extended five bedroom detached family home sat on arguably one of the finest, most impressive plots for a home of this size in Whiteley. The house boasts five double bedrooms, three reception rooms & four bathrooms alongside the kitchen/breakfast room, conservatory & cloakroom. The property sits in a private cul de sac location on an enviable plot providing a beautifully sized rear landscaped garden, detached double garage & driveway parking for 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.







Extremely well presented & extended five bedroom detached family home

Beautifully located on arguably one of the finest plots in Whiteley for a home of this size

No chain ahead

Situated in a private cul de sac location

Impressively sized home providing over 2000 Sq.Ft of accommodation

Welcoming entrance hall enjoying built in understairs storage cupboard

Spacious dual aspect lounge enjoying centrepiece stone surround fireplace with inset electric remote controlled fire

15'7ft Conservatory with glass roof with electric remote controlled blinds, feature air con to remain & double doors opening out onto the rear garden

Modern dual aspect kitchen/breakfast room enjoying granite worktops

Integrated appliances include ' Miele' coffee machine, washing machine, tumble dryer, Microwave, 'Bosch' dishwasher, five ring gas hob, double oven & space for fridge/freezer

Dining room with window overlooking the garden

Study with window to the front

Downstairs cloakroom comprising two piece suite

Main bedroom to the first floor enjoying it's own dressing room with built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite, large double shower cubicle tray & attractive wall tiling



Tenure: Freehold

EPC Rating: C

Council Tax Band: F -
£3078.69 Per Annum

Guest bedroom to the first floor also benefitting from built in wardrobes & modern en-suite

Modern family bathroom comprising five piece white suite & one additional double bedroom to the first floor

The second floor enjoys two double bedrooms & modern shower room

Four out of the five double bedrooms benefit from built in wardrobes

Beautifully sized landscaped rear garden majority laid to lawn with mature shrubbery, display flower beds, two large paved patio areas one with wooden gazebo to remain & summer house to remain

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

Detached double 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

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

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/>

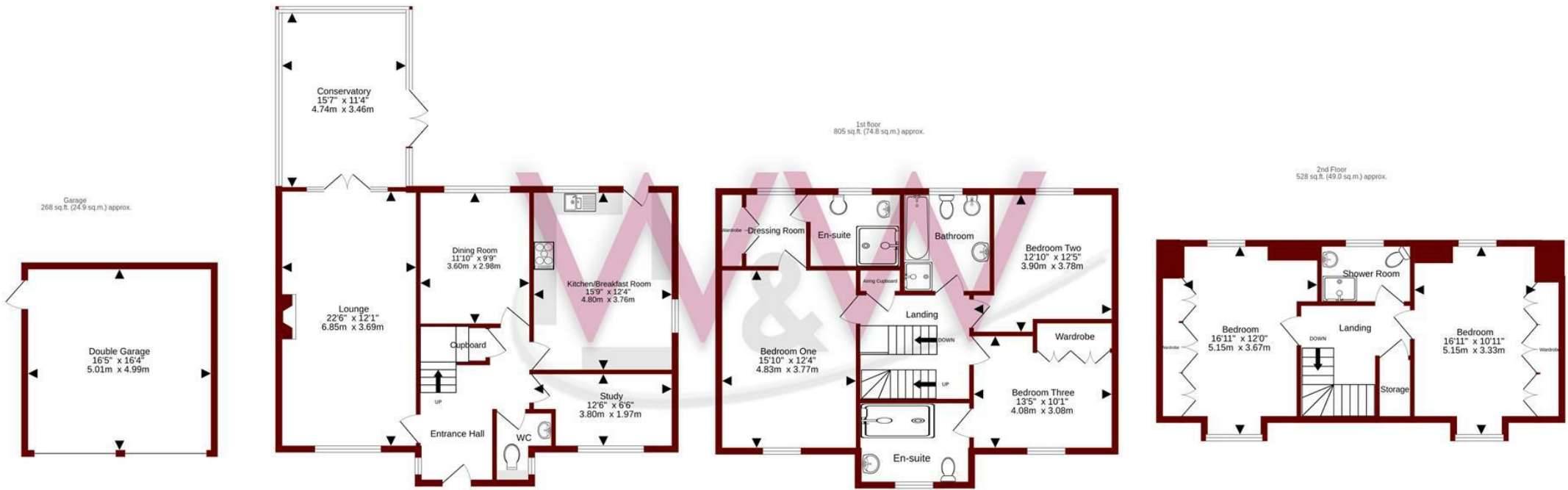


Ground floor
977 sq.ft. (90.7 sq.m.) approx.

1st floor
805 sq.ft. (74.8 sq.m.) approx.

2nd Floor
528 sq.ft. (49.0 sq.m.) approx.

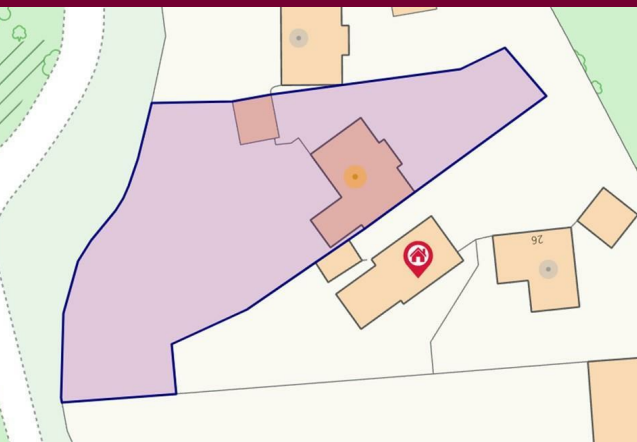
Garage
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 2577 sq.ft. (239.4 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		72	81
(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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