



47 Lipizzaner Fields, Whiteley, PO15 7BH

Asking Price £635,000



Lipizzaner Fields |
Whiteley | PO15 7BH
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W&W are delighted to offer for sale this well presented four bedroom detached family home situated in a highly sought after cul de sac location. The property boasts four bedrooms, lounge, dining room, study, kitchen, conservatory, utility room, cloakroom, family bathroom & modern en-suite shower room to main bedroom. The property also benefits from an enclosed landscaped garden, detached double garage & driveway parking for multiple vehicles.

Lipizzaner Fields is arguably one of 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.





Extremely well presented four bedroom detached family home

Highly sought after cul de sac location

Enviably positioned within the cul de sac with woodlands to the rear

Welcoming entrance hall enjoying understairs storage cupboard

17'5ft Lounge with feature walk in bay window, centrepiece fireplace & open access into the dining room

Kitchen boasting built in double oven and hob with spaces for additional appliances

Utility room providing additional storage space & plumbing for appliances

Dining room with patio doors opening into the conservatory

16'2ft Conservatory with glass roof & double doors opening out onto the rear garden

Study with window to the front

Downstairs cloakroom comprising two piece suite

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

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

Three additional bedrooms with one benefitting from built in wardrobes

Family bathroom comprising three piece white suite

Well stocked landscaped garden with resin patio area, artificial lawn area, lawn area with display shrubbery & shed to remain

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

Detached double garage with power, lighting & electric remote controlled doors

Electric vehicle charging point to remain

Driveway parking for multiple vehicles

There are privately owned solar panels and the sellers inform us that they receive approx. £500 per annum

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

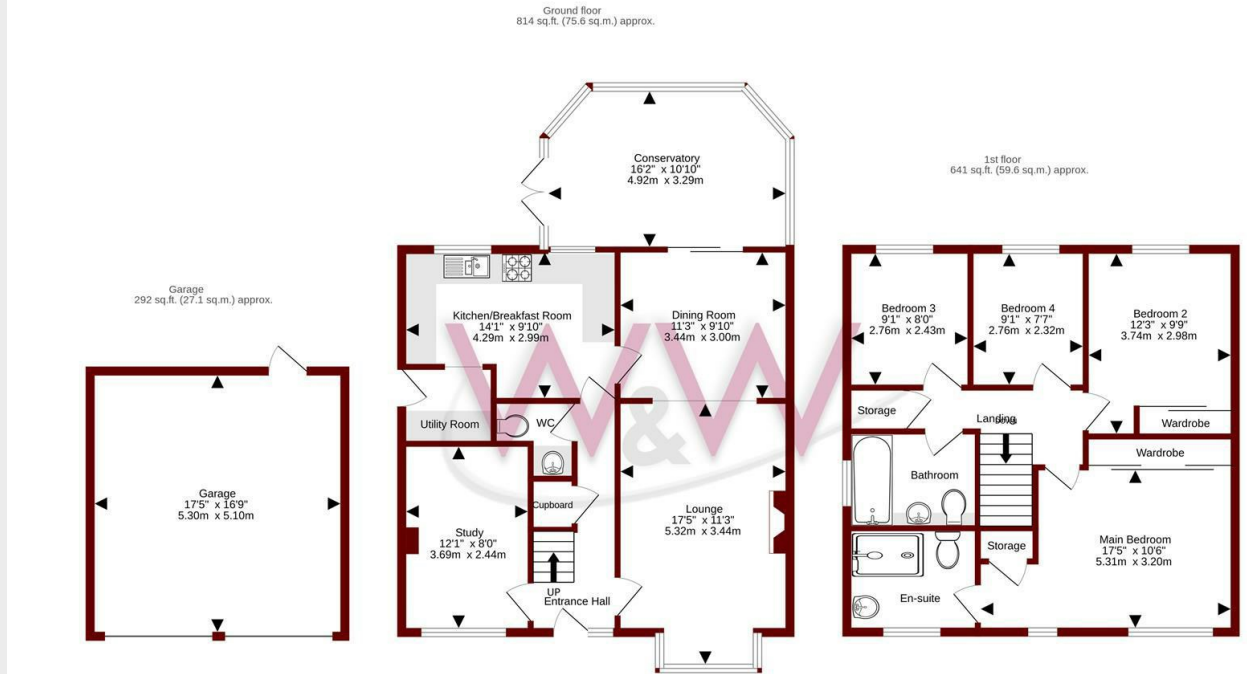
Sewerage - Mains

Heating - Gas central heating

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



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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		87	89
(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	

Council Tax Band - E - £2521 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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