



61 Mollison Rise, Whiteley, PO15 7JX

Asking Price £500,000



Mollison Rise |
Whiteley | PO15 7JX
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W&W are pleased to offer for sale this well presented four double bedroom detached family home situated in the 'Leafy Lane' location in Whiteley. The property boasts four bedrooms, lounge, kitchen/breakfast room, dining room, utility room, cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, detached double garage with ample driveway parking.

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 20 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.





Well presented four double bedroom detached family home

Highly sought after 'Leafy Lane' location of Whiteley

Welcoming entrance hall boasting built in storage cupboard & '2024' newly fitted LVT flooring flowing into the kitchen/breakfast room, dining room & utility room

22'4ft Lounge with double doors opening out onto the rear garden & feature centrepiece fireplace

Dining room with window to the front

20'4ft kitchen/breakfast room with breakfast bar

Integrated appliances include double oven & hob with space for additional appliances

Utility room providing additional storage space & plumbing for appliances

Downstairs cloakroom comprising two piece suite

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

En-suite shower room comprising three piece white suite and feature power shower

Three additional double bedrooms all enjoying built in wardrobes

Main bathroom comprising three piece suite & feature power shower

South westerly facing rear landscaped garden enjoying large decked terrace, area laid to lawn with display flower beds & area laid to artificial lawn

'In our opinion' the garden offers a great degree of privacy

Detached double garage with power, lighting, loft space & electric remote controlled roller door

There are outside power sockets to the front & rear of the property

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

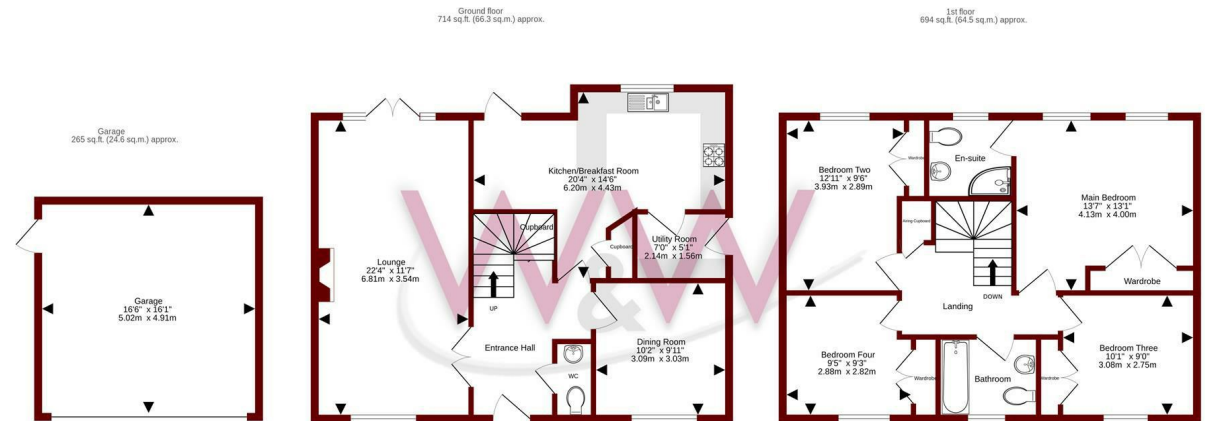
Sewerage - Mains

Heating - Gas central heating

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

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: 1673 sq.ft. (155.4 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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 - F - £3080 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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