



Suffolk Drive | Whiteley | PO15 7DJ

Asking Price £550,000





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W&W are delighted to offer for sale this beautifully presented & vastly improved four bedroom detached house in a 'tucked away' enviable location. The property boasts four bedrooms, lounge, dining room, modern kitchen/breakfast room, utility room, cloakroom, study/family room, modern en-suite shower room & modern main bathroom. The property also benefits from a rear landscaped garden & driveway parking for several vehicles.

Suffolk Drive is just a few minutes walk from the local Co Op & renowned Primary School, also within walking distance is Swanwick train station. Whiteley Shopping Centre, providing a variety of shops and eateries is just around the corner along with Meadowside Leisure Centre. The A27 & M27 are both easily accessible from the property.











Beautifully presented & vastly improved four bedroom detached family home

Situated in a tucked away position down a private driveway made up of five houses

Welcoming entrance hall boasting engineered wood flooring flowing through into the lounge, dining room, understairs storage cupboard & study/family room

Bright & airy dual aspect living room

Dining room with double doors opening out onto the rear garden



Modern re-fitted kitchen/breakfast room boasting 'Minerva' worktops, high gloss cabinets, attractive tiled flooring & impressive breakfast/dining bar

Integrated appliances include double oven, dishwasher & wine cooler

Utility room with matching units & cabinets providing additional storage space

Modern re-fitted downstairs cloakroom comprising two piece suite & attractive wall/floor tiling

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: E

Landing with built in storage cupboard

Main bedroom benefitting from built in double wardrobes, walk in bay window & en-suite

Modern en-suite shower room comprising three piece white suite, attractive wall/floor tiling and feature large shower cubicle tray

Three additional bedrooms with two benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite with feature 'Jacuzzi' style spa bath & attractive marble effect wall/floor tiling

Replacement dark wood internal doors throughout

Landscaped rear garden majority laid to decked sun terrace, lawn areas with display flower/shrubbery & feature outside bath with spa jets

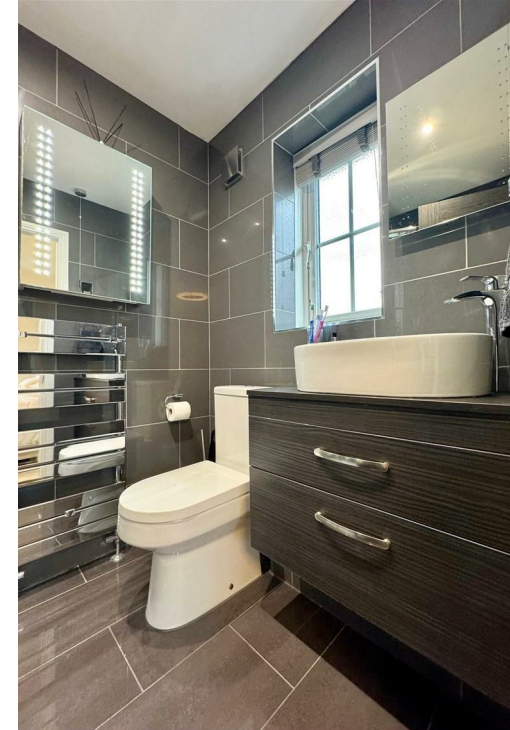
Driveway parking for multiple vehicles

Ideally located within short walking distance to Whiteley primary school & local amenities

ADDITIONAL INFORMATION







Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

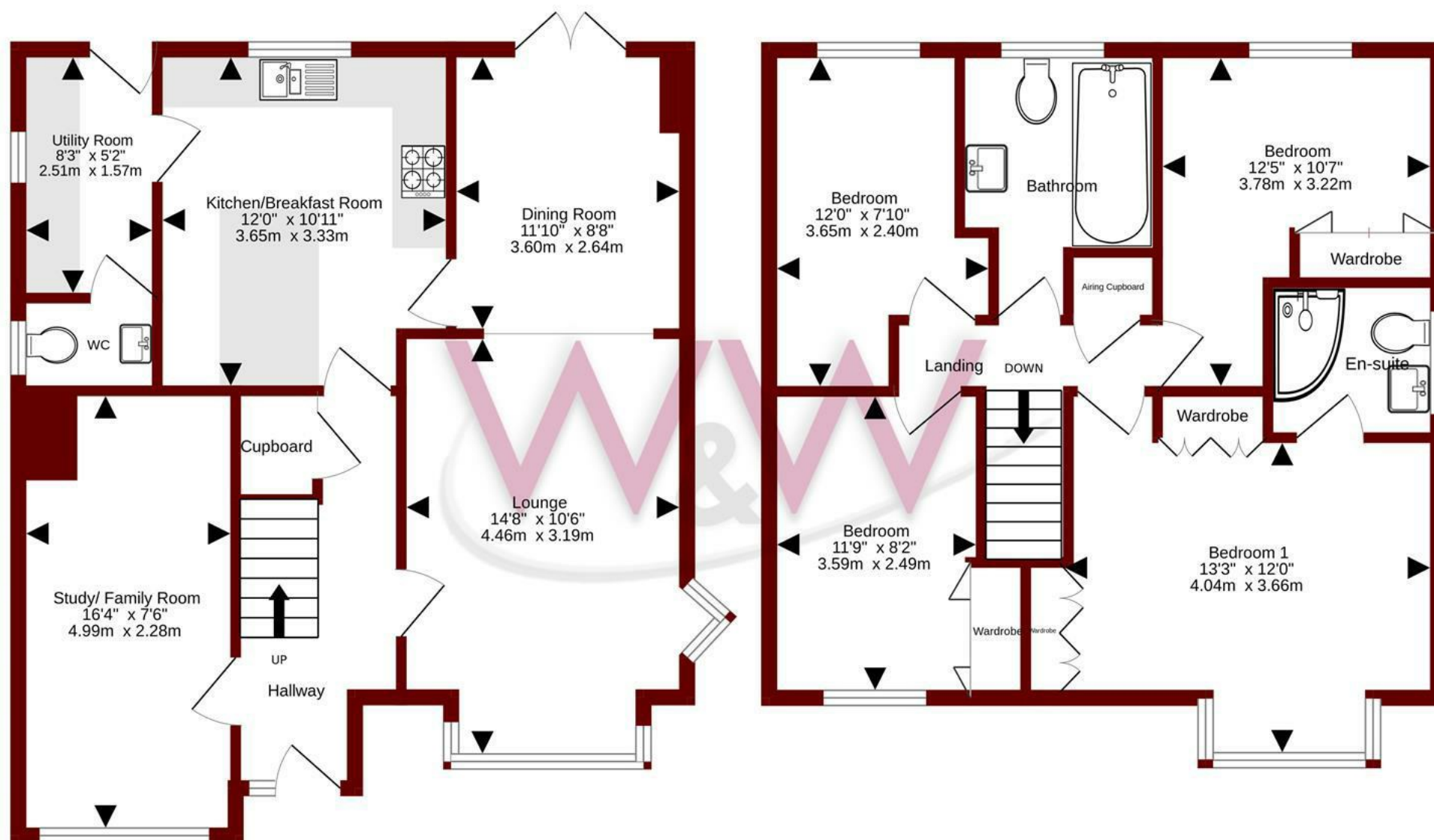
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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  
653 sq.ft. (60.7 sq.m.) approx.

1st floor  
602 sq.ft. (55.9 sq.m.) approx.

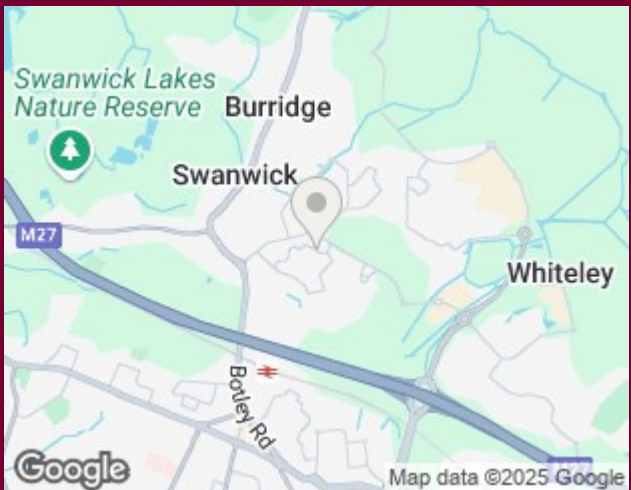


TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 82        |
| (69-80) <b>C</b>                            | 71                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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