



35 Fieldfare Road, Whiteley, PO15 7PP

Asking Price £400,000



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W&W are delighted to offer for sale this well presented 2024 built Persimmon four bedroom semi detached town house. The property enjoys four double bedrooms, lounge, kitchen/dining room, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear garden, garage & driveway parking.

Fieldfare 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 20 minute walk 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 close to the property & 'Whiteley Primary School' is also within walking distance





Well presented four double bedroom semi detached town house

Persimmon homes built in 2024

Versatile accommodation spanning across three floors

Spacious lounge enjoying under stairs storage cupboard & double doors opening out onto the rear garden

Modern kitchen/dining room with attractive worktops, matte cabinets & integrated oven/hob with space and plumbing for additional appliances

22'1ft Dual aspect main bedroom to the top floor benefitting from Velux window & en-suite

Large modern en-suite shower room comprising three piece white suite, attractive wall tiling & 2025 replacement flooring

Three further double bedrooms to the first floor with two enjoying built in storage

Modern family bathroom comprising three piece white suite & attractive tiling

Rear garden majority laid to lawn with paved patio area

Garage & driveway parking for multiple vehicles

Estate management charge approx. £194 PA

ADDITIONAL INFORMATION

Property construction - Timber framed

Electricity supply - Mains

Water supply - Mains

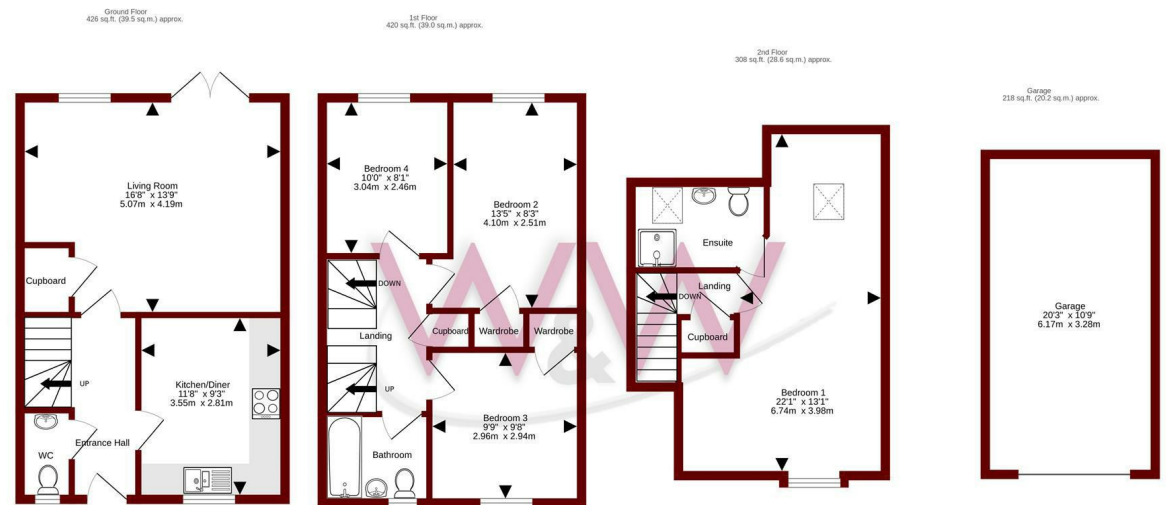
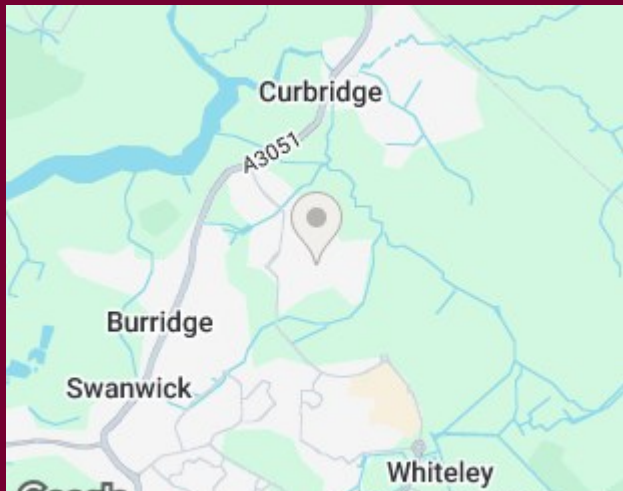
Sewerage - Mains

Heating - Gas central heating

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

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 : 1372 sq.ft. (127.4 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		90	90
(81-91) B			
(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 - D - £2299 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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Whiteley

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