



54 Suffolk Drive, Whiteley, PO15 7DJ

Offers In Excess Of £500,000



Suffolk Drive |  
Whiteley | PO15 7DJ  
Offers In Excess Of £500,000

W&W are delighted to offer for sale this well presented and improved four bedroom detached house in a sought after road within short walking distance of Whiteley Primary School. The property boasts four bedrooms, lounge, dining room, kitchen/breakfast room, utility room, impressive conservatory, cloakroom, modern re-fitted main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a southerly rear landscaped garden, garage & driveway parking for 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.





Well presented four bedroom detached family home

Situated in a sought after road within walking distance of local shops, schools, parks & woodland walks

Lounge enjoying walk in bay window & stunning centre piece log burner fire

Kitchen/breakfast room boasting range of cupboards/drawers, worktops, built in double oven & hob space for dishwasher

Utility room providing additional storage & space/plumbing for additional appliances

2023 replacement boiler with warranty remaining

Dining room with patio doors opening out into the conservatory

15' x 12ft Conservatory with double doors opening out onto the rear garden

Downstairs cloakroom enjoying contemporary suite

Main bedroom benefiting from twin built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall/floor tiling

Three additional bedrooms all benefiting from built in wardrobes

Stunning modern re-fitted main bathroom comprising three piece white suite & attractive tiling

Landscaped southerly facing rear garden enjoying porcelain paved patio area perfect for alfresco dining, area laid to pet friendly artificial grass, raised composite decked sun terrace and display flowers/shrubbery

Garage with power & lighting

Driveway parking for vehicles

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

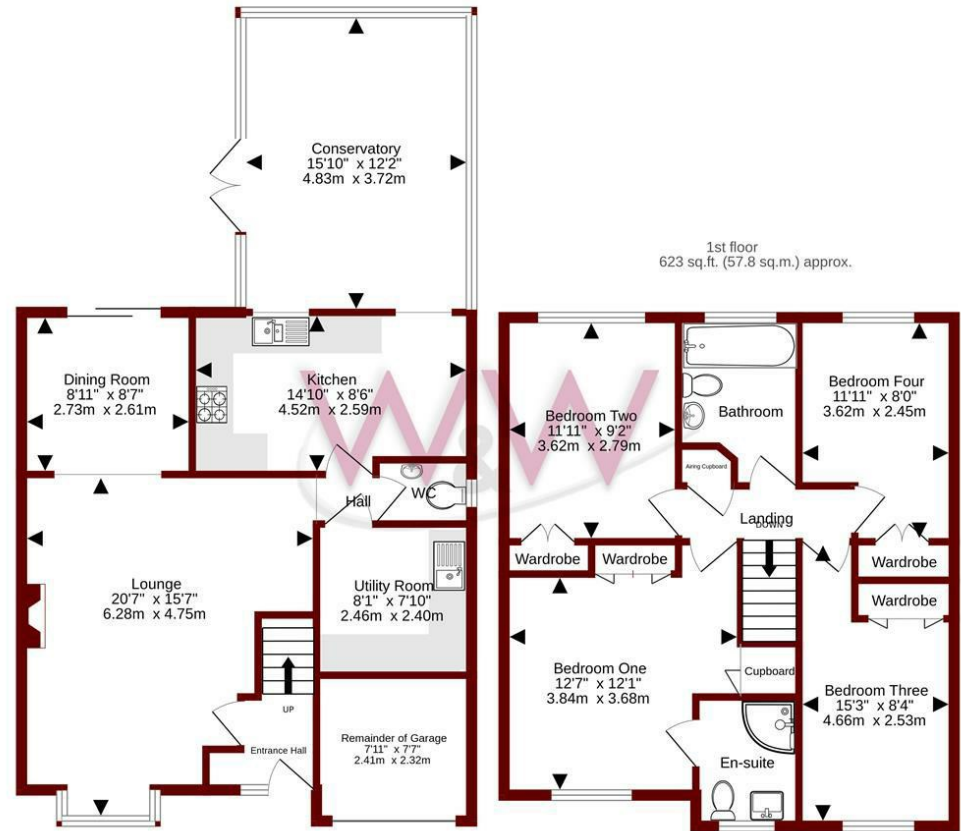
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Vodafone

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  
812 sq.ft. (75.4 sq.m.) approx.



1st floor  
623 sq.ft. (57.8 sq.m.) approx.

TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band - E - £2645 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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