




**£615,000**  
Freehold

**12 Redpoll Way, Whiteley**  
Fareham, Hampshire PO15 7QF



## Quick View

	4 Bedrooms		Garage
	2 Living Rooms		2 Bathrooms + Cloaks
	Detached House		EPC Rating A
	Driveway Parking		Council Tax Band F

## Reasons to View

- As good as new! This 2021 built detached house is so light and bright and offers fantastic family accommodation.
- There is parking for two cars side by side on the driveway and an oversized detached garage with power and light.
- The large kitchen/dining room is perfect for entertaining, with its central breakfast bar ideal for dishing up, and you can throw the doors open in the summer for BBQ fun.
- Four double bedrooms, all with built in wardrobes, should future proof this as a long term home for you all.
- Whether you're a film buff, foodie or fashionista this is a fantastic location just half a mile from Whiteley Shopping Centre with its cinema and restaurants.
- Enjoying a cul de sac position, with a footpath and woodland to the side, the rear garden here is lovely and private.
- The sellers of this property have already earmarked their new home in Whiteley which we anticipate to be completed in October 2024.

## Description

Living here is definitely a lifestyle choice, with Whiteley Shopping Centre just 10 minutes on foot there'll be lots to entertain you with restaurants, shops, sports centre and a cinema too. If the outdoors is more your thing then Whiteley also has miles of woodland trails to explore, so get the wellies ready.

A bright entrance hall awaits you here with doors to all the reception rooms and useful under stairs storage with quality Amtico flooring flowing through the ground floor for easy cleaning. The sitting room is triple aspect with double doors out to the garden and there is a separate study, perfect for homework or home working. Cleverly combined the utility/cloakroom keeps the noisy appliances out of the kitchen/dining room which is an impressive 6.85m in length. Fitted with light grey gloss units with granite work tops there are integrated appliances for a neat look, including; five burner gas hob, double oven, dishwasher and fridge/freezer, the gas boiler is also hidden away behind a matching unit. Being dual aspect it is a very light space to enjoy mealtimes.

On the first floor the master bedroom has a dressing area with fitted wardrobes and its own ensuite shower room. The three further bedrooms are all double rooms with built in wardrobes and share the family bathroom which is fully tiled.

The rear garden is enclosed by a brick wall with access gate at the front out to the driveway, there are several paved areas so you can make the most of the sun or shade throughout the day. The garage offers great storage and has power and light so could accommodate a tumble drier or an extra freezer.

## Other Information

As with most new homes there is an estate charge payable towards the upkeep of the common areas and street lighting etc. the charge for the current year was in the region of £125.

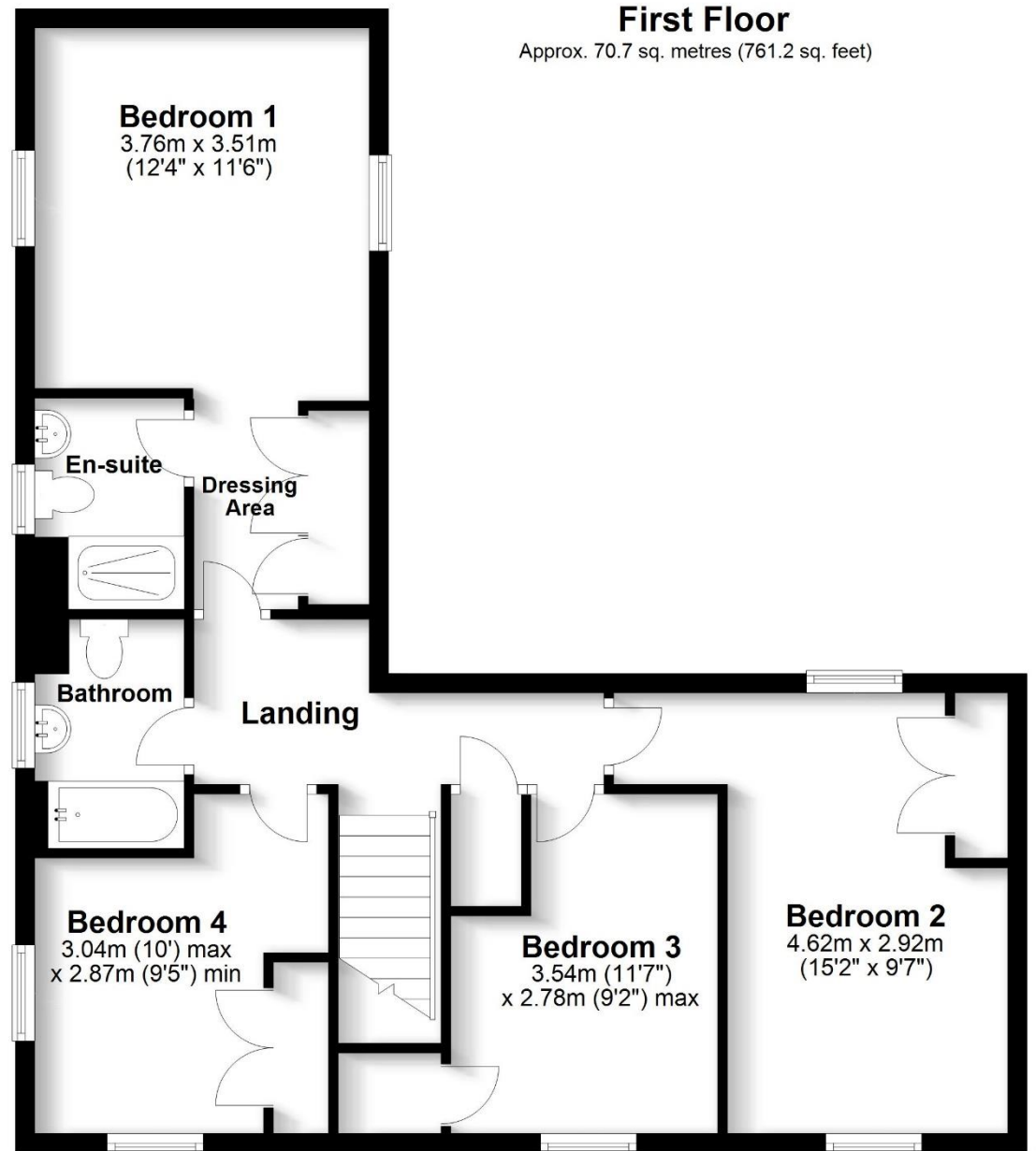
The sellers of this property have already earmarked their new home in Whiteley so we would hope for a swift move as completion of the new home is anticipated for October. We are instructed by The PX Hub on behalf of the client as their asset managers. Should you make an offer staff from The PX Hub will contact you to conduct AML checks and to verify your ability to proceed with the purchase.

## Directions

<https://what3words.com/tram.such.friends>

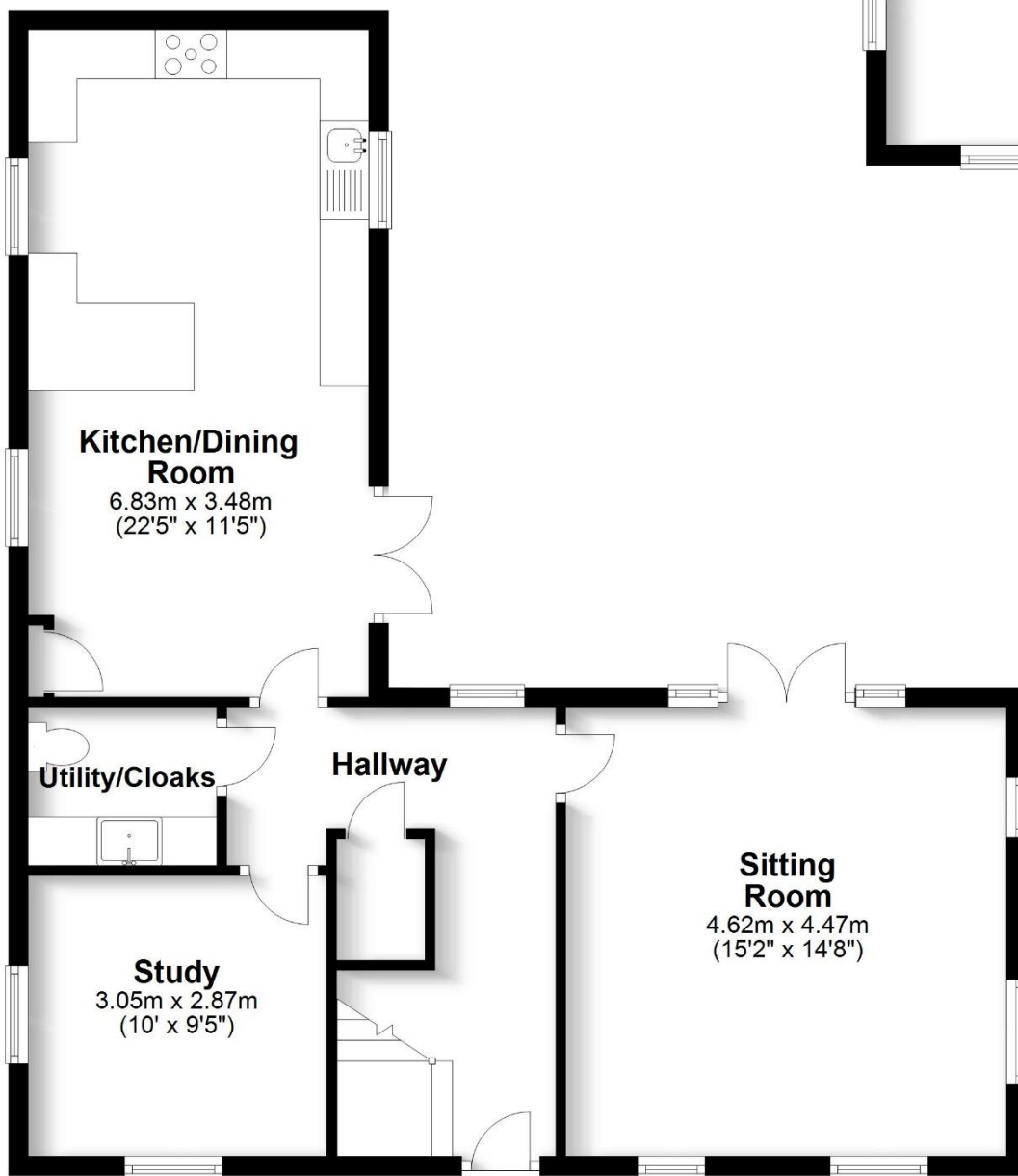
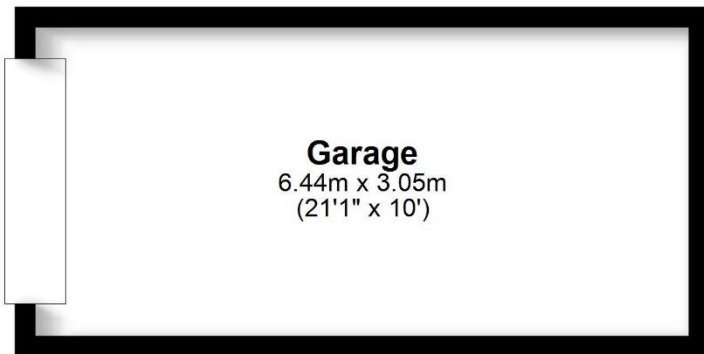
## First Floor

Approx. 70.7 sq. metres (761.2 sq. feet)



## Ground Floor

Main area: approx. 70.2 sq. metres (755.1 sq. feet)  
Plus garages, approx. 19.6 sq. metres (211.0 sq. feet)



Main area: Approx. 140.9 sq. metres (1516.3 sq. feet)

Plus garages, approx. 19.6 sq. metres (211.0 sq. feet)

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