



Addison
ESTATE AGENTS



8 Coldland Road, Whiteley, Fareham, PO15 7QR
£335,000 Freehold

Addison Estate Agents are delighted to offer for sale this beautifully presented and thoughtfully enhanced three-bedroom semi-detached home, offering spacious accommodation arranged over three floors. Significantly improved by the current owners, the property now features an impressive loft conversion completed in 2025, creating a stunning principal bedroom with a vaulted ceiling.

The ground floor comprises a welcoming entrance hall, a modern kitchen/dining room with integrated appliances, a spacious living room with French doors opening onto the rear garden, together with a convenient cloakroom.

The first floor offers two bedrooms, including a generous guest bedroom (formerly the principal bedroom) with its own en-suite shower room, along with a stylish family bathroom. Occupying the entire top floor, the superb principal suite enjoys a striking vaulted ceiling and fitted storage, creating a luxurious retreat.

To the front, a driveway provides off-road parking for multiple vehicles and benefits from an EV charging point, while the property also enjoys the added advantage of solar panels, helping to improve energy efficiency and reduce running costs.

Ideally situated for family living, Whiteley Shopping Centre, Meadowside Leisure Centre and park, excellent local schools including Cornerstone Primary School, Swanwick railway station and the M27 are all within easy reach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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 

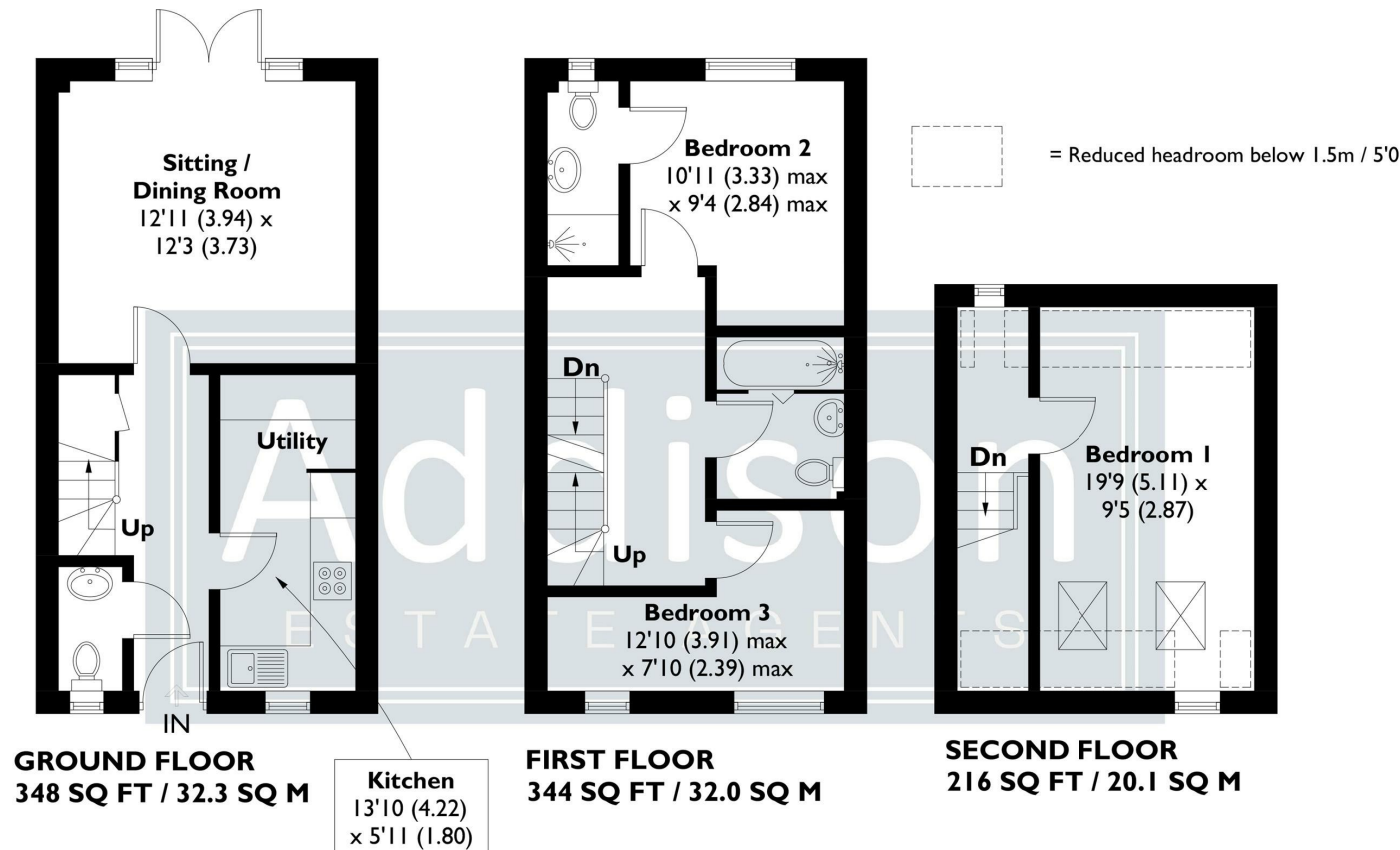
Further Information

Council Tax Band:
C

Estate or Lease Charges if Applicable:



APPROXIMATE GROSS INTERNAL AREA = 908 SQ FT / 84.4 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1319162)
Produced for Addison Estate Agents

- Beautifully presented three-bedroom semi-detached home arranged over three floors
- Stunning loft conversion completed in 2025 creating a vaulted principal bedroom
- En-suite shower room plus a stylish family bathroom
- Contemporary kitchen/dining room with integrated appliances
- Spacious living room with French doors opening onto the rear garden
- Driveway parking for multiple vehicles with EV charging point
- Energy-efficient solar panels helping to reduce running costs
- Sought-after Whiteley location close to shops, schools, leisure facilities and transport links
- Welcoming entrance hall with access to the downstairs cloakroom
- Unique design, believed to be one of only one of its kind within the development

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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