



14 Suffolk Drive, Whiteley, Fareham, PO15 7DE

Asking Price £375,000



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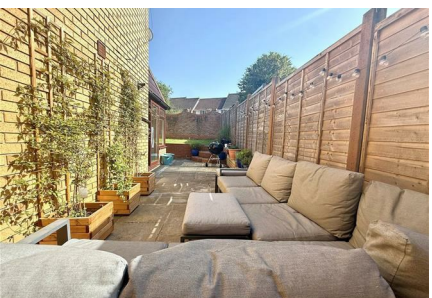
W&W are delighted to offer for sale this well presented three bedroom semi detached family home spanning over three floors. The property enjoys three bedrooms, lounge, kitchen/breakfast room, family room/dining room, bathroom & en-suite shower room. The property also benefits from a rear garden, garage & driveway parking for vehicles.

Suffolk Drive is just a few minutes walk from the local Co Op & renowned Whiteley 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.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented & extended three bedroom semi detached home

Versatile living accommodation over 1200 sq.ft spanning across three floors

Living room with window to the front

Kitchen/breakfast room enjoying breakfast bar, built in understairs storage cupboard & door opening into the family/dining room

Integrated appliances include oven & hob with space for additional appliances

Family room/dining room with patio doors opening out to the rear garden

Main bedroom with en-suite shower room

Top floor guest bedroom with three feature Velux windows & eaves storage

Main bathroom comprising three piece suite

Southerly facing rear garden majority laid to lawn with extensive patio area to the side providing ample space for alfresco dining

Excellent potential for extension subject to the relevant planning permissions

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

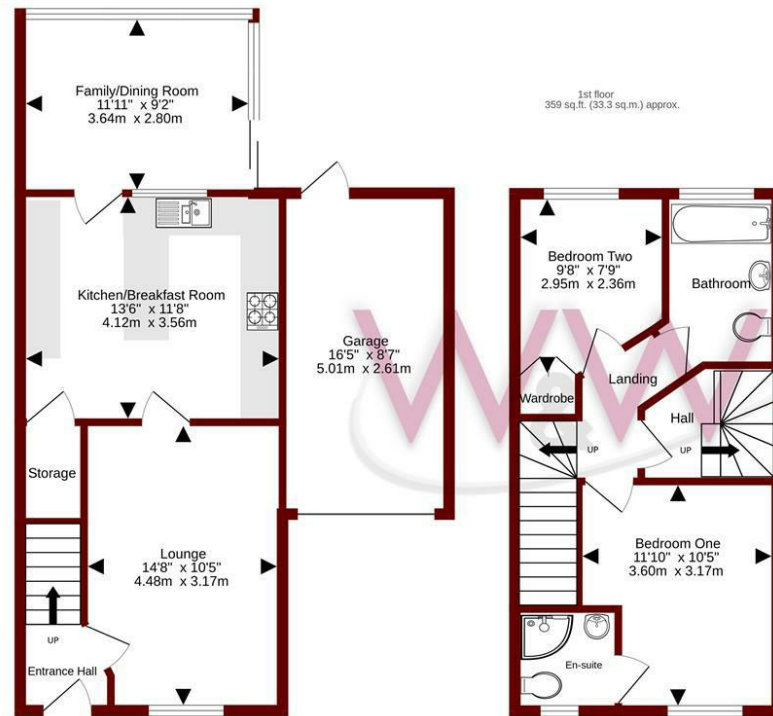
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

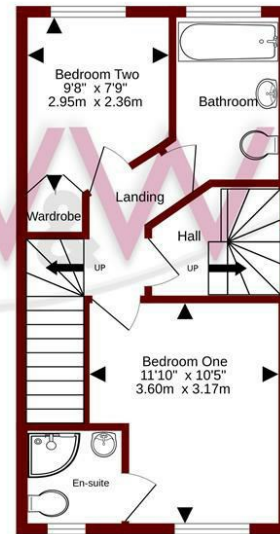
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



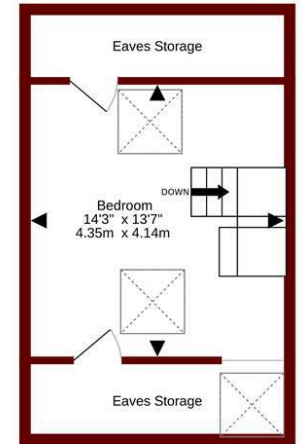
Ground floor
611 sq.ft. (56.7 sq.m.) approx.



1st floor
359 sq.ft. (33.3 sq.m.) approx.



2nd floor
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.0 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		
(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	68	81
EU Directive 2002/91/EC		

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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