



NESBITT & SONS
ESTATE AGENTS



12 Coleridge Drive, Fareham, PO15 7NN

Offers in the region of £350,000

Nestled in the desirable village of Whiteley, this charming townhouse on Coleridge Drive presents an excellent opportunity for families seeking modern living in a vibrant community. The property boasts three well-proportioned bedrooms and three bathrooms, ensuring ample space for both relaxation and privacy.

Upon entering, you will find a welcoming family room that sets the tone for the rest of the home. The heart of the house is undoubtedly the spacious kitchen/diner, which features elegant French doors that open directly onto the garden, creating a seamless flow between indoor and outdoor living. This design is perfect for entertaining guests or enjoying family meals while overlooking the tranquil garden space.

The family home is designed with versatility in mind, making it an ideal choice for growing families. With parking available for two vehicles, convenience is at your fingertips, allowing easy access to the nearby amenities. The property is situated close to excellent local schools, transport links, and the popular Whiteley Shopping Centre, ensuring that all your daily needs are within easy reach.

This home offers a perfect blend of comfort, style, and practicality, making it a wonderful place to create lasting memories. If you are looking for a modern family home in a thriving community, this townhouse in Whiteley is not to be missed.

Entrance Hallway



Bedroom Four/Study 12'11 x 8'4 (3.94m x 2.54m)



Cloakroom

Kitchen/Breakfast Room 15'5 x 9'4 (4.70m x 2.84m)



Utility Area 8'4 x 6'6 (2.54m x 1.98m)



First Floor Landing

Living Room 16'4 max x 15'5 max (4.98m max x 4.70m max)



Bedroom Two 15'5 x 9'10 (4.70m x 3.00m)



En-Suite

Second Floor Landing

Master Bedroom 12'1 x 11'8 (3.68m x 3.56m)

En-Suite

Bedroom Three 15'5 x 9'8 (4.70m x 2.95m)

Family Bathroom



Outside

Garden



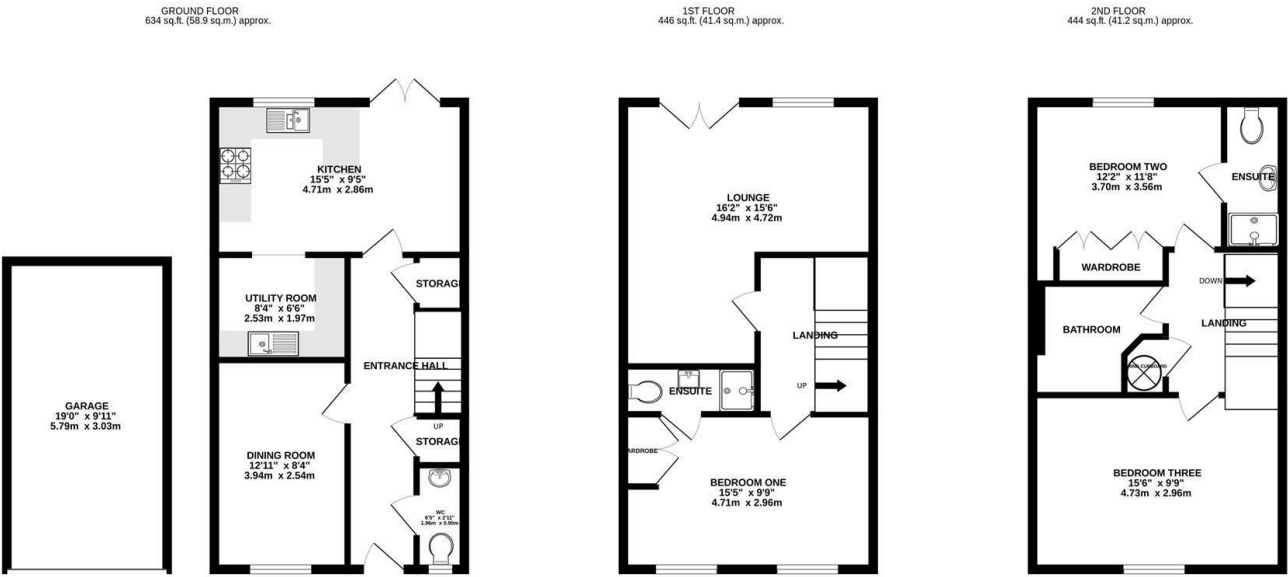
Garage 19'0 x 9'11 (5.79m x 3.02m)



AGENTS NOTE

As with many newer homes there is an estate charge payable to Greenbelt Group Ltd for the upkeep of the green areas, street lighting etc. the current charge is £38.04 per month.

Floor Plan



3 BEDROOM TOWNHOUSE

TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.

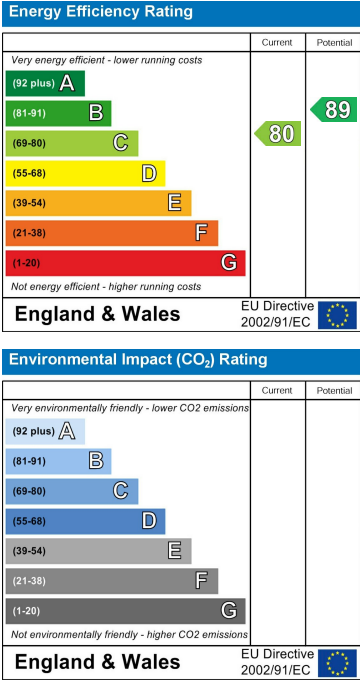
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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