

45 Sorrel Drive, Whiteley, Fareham, PO15 7JL

Asking Price £425,000

Sorrel Drive | Whiteley

Fareham | PO15 7JL

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W&W are delighted to offer for sale this well presented & improved three bedroom detached family home sitting on a corner plot. Internally, the property enjoys three bedrooms, kitchen/breakfast room, utility room, lounge, playroom/dining room, cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a rear landscaped garden, garage & driveway parking for multiple vehicles.

Sorrel Drive is a tucked away cul de sac just a few minutes walk to Whiteley Shopping Centre offering a variety of shops, eateries & amenities. Swanwick train station is also within walking distance & other fantastic transport links are 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 & improved three bedroom detached family home

Welcoming entrance hall enjoying attractive wood effect laminate flooring

Kitchen/breakfast room enjoying oven/hob to remain & space for additional appliances

Utility room providing additional storage & space for appliances

17'7ft Lounge with open access into the play room/dining room

17ft Playroom/dining room with Velux windows & double doors opening out to the rear garden

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & en-suite shower room

Two additional bedrooms with one benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Landscaped rear garden laid to artificial lawn with raised decked sun terrace providing perfect space for alfresco dining

Garage & driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply -Mains

Sewerage - Mains

Heating - Gas central heating

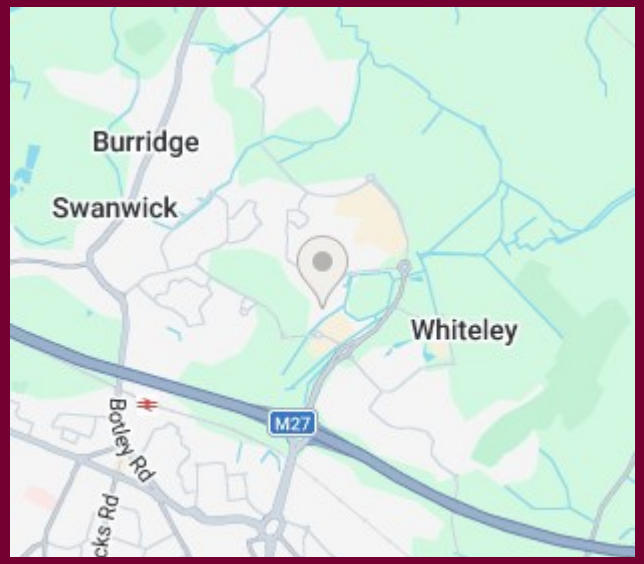
Broadband - There is broadband connected to the property

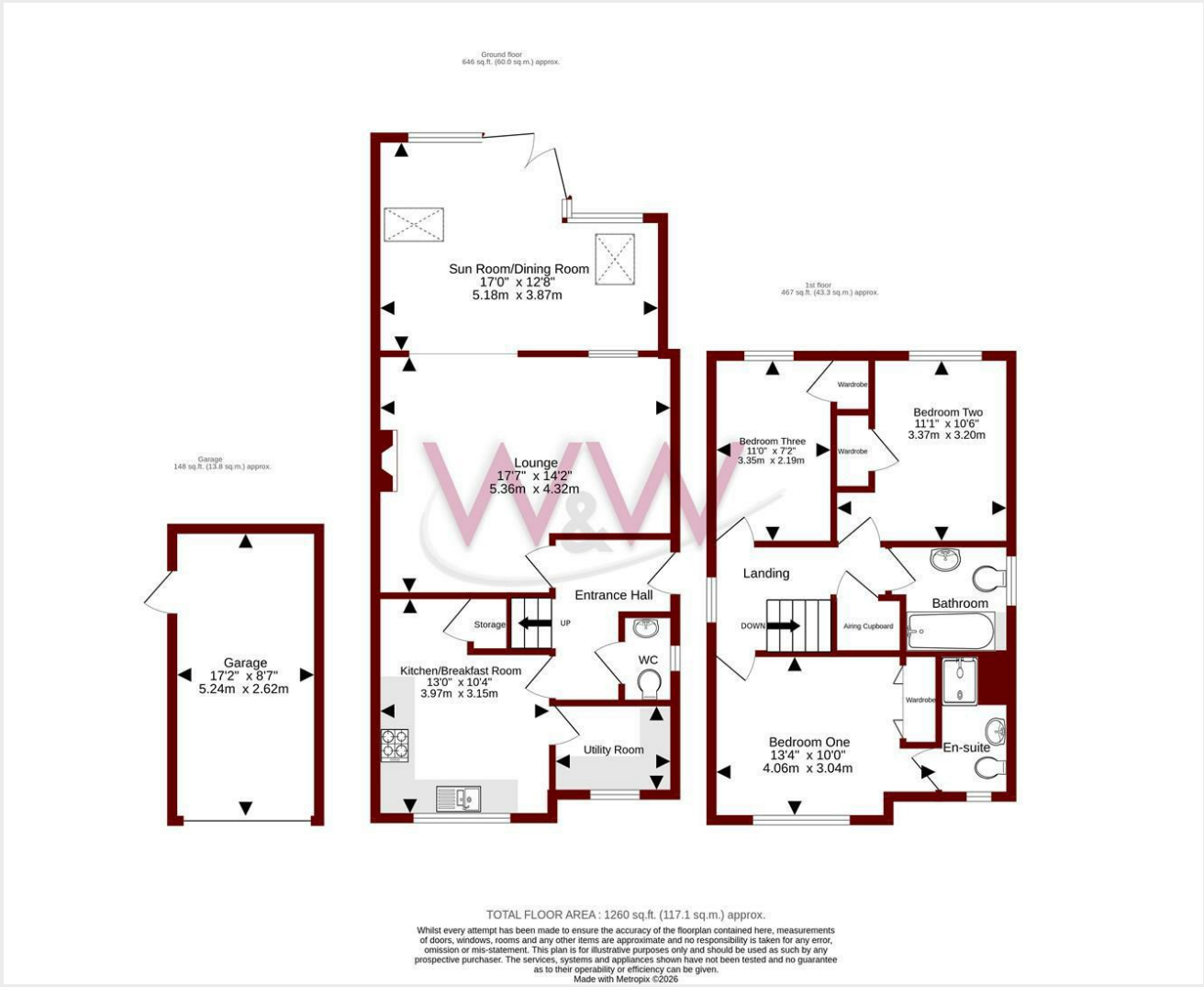
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

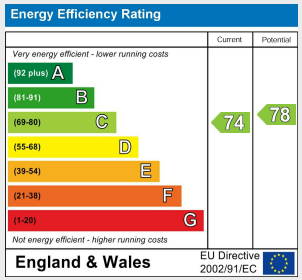
Please check here for all mobile networks - https://checker.ofcom.org.uk/











Council Tax Band - D

Tenure - Freehold

Current EPC Rating -TBC

Potential EPC Rating - TBC

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