



52 Coleridge Drive, Whiteley, PO15 7NN

Asking Price £400,000



Coleridge Drive |
Whiteley | PO15 7NN
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W&W are delighted to offer for sale this well presented four double bedroom semi detached town house. The property boasts four bedrooms, lounge, kitchen/dining room, utility room, jack & jill shower room, en-suite to the main bedroom & en-suite to the guest bedroom. The property also benefits from a rear enclosed landscaped garden, garage & driveway parking.

Coleridge Drive is situated in the 'Poets' area of Whiteley, the local convenience store & a woodland park are all within a 15 minute walk, while the further amenities of Whiteley Shopping Centre are just over a mile away. The property is also within walking distance of two local primary schools; Whiteley Primary School & Cornerstone. Excellent transport links are also available from the property with the M27 being just a 5 minute drive away.

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 'David Wilson' four double bedroom semi detached town house

No chain ahead

Welcoming grand entrance hallway enjoying built in storage cupboard

Modern kitchen/dining room enjoying twin windows overlooking the garden

Integrated appliances double oven, five ring gas hob & space for appliances

Spacious 'L' shaped lounge with feature Juliette balcony

Utility room to the ground floor providing additional storage space & plumbing for appliances

Main bedroom to the top floor enjoying twin windows overlooking greenery, built in double wardrobes & en-suite

Modern en-suite bathroom to the main bedroom comprising four piece white suite & attractive tiling

Guest bedroom also to the top floor benefitting from built in wardrobes & modern en-suite shower room

Third bedroom to the ground floor enjoying modern jack & jill shower room

Study/fourth bedroom enjoying double doors opening out onto the rear garden

Rear enclosed landscaped garden majority laid to lawn with paved patio area & shrubbery/flower beds

Garage

Driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

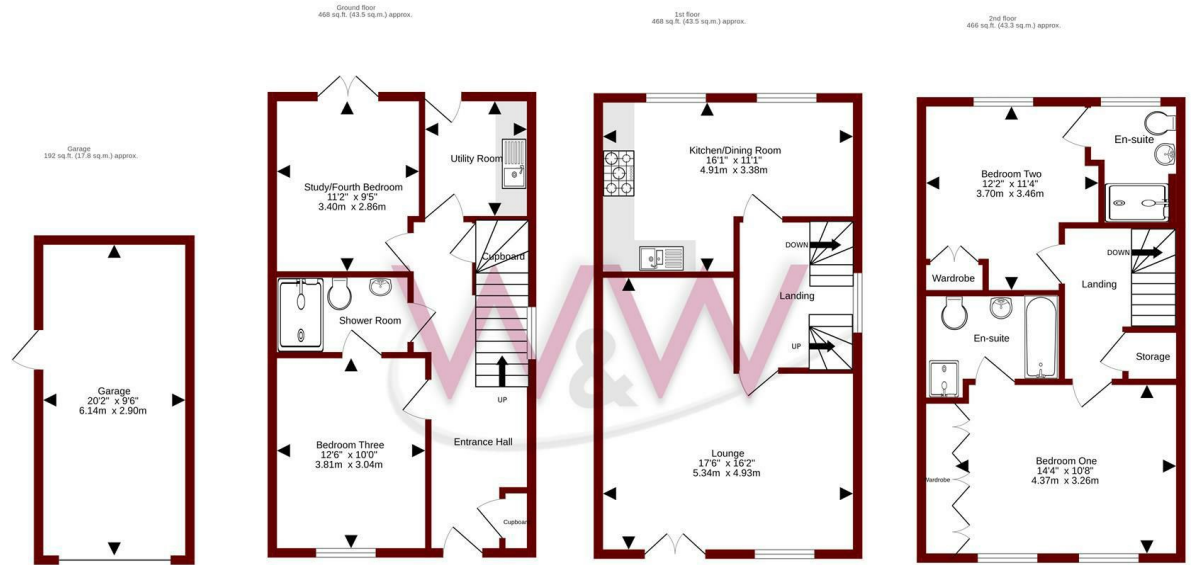
Sewerage - Mains

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/>



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 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	78	82
EU Directive 2002/91/EC		

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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