



91 Dumas Drive, Whiteley, Fareham, PO15 7FS

Asking Price £550,000



Dumas Drive | Whiteley
Fareham | PO15 7FS
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W&W are delighted to offer for sale this beautifully presented & vastly improved four bedroom detached home offered with no forward chain. Internally, the property boasts over 1500 sq.ft spanning across three floors providing four bedrooms, lounge, modern re-fitted kitchen/dining room, downstairs cloakroom, main bathroom & two en-suite shower rooms. Outside, the property benefits from a landscaped rear garden, garage & driveway parking for multiple vehicles.

Dumas Drive is located in the 'Sweethills Crescent' area of the ever popular village of Whiteley, the shopping centre is within a 25 minute walk with plenty of woodland shortcuts. The local Co Op alongside takeaways, hairdressers & School are just a mile away. Swanwick Train Station is within walking distance and other excellent transport links are easily accessible including A27 & M27. The property is also in the catchment area for both Whiteley Primary and Cornerstone as well as a day nursery.

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.





Beautifully presented & vastly improved four bedroom detached home

Impressive accommodation over 1500 sq.ft spanning across three floors

No forward chain

Situated in a quiet position

Welcoming entrance hall enjoying attractive marble effect ceramic tiled flooring flowing into the kitchen/dining room & downstairs cloakroom

Spacious lounge with walk in bay window fitted with made to measure shutters to remain, engineered wood flooring & centrepiece limestone surround fireplace with inset remote controlled gas fire

Kitchen/dining room with twin double doors opening out to the rear garden with inset built in blinds & understairs storage cupboard

Stunning 2022 modern re-fitted kitchen with compact composite worktops & attractive cabinets/drawers

Integrated appliances include single oven, combination oven, induction hob, fridge/freezer, dishwasher & washer/dryer

Downstairs cloakroom

Main bedroom to the top floor enjoying built in wardrobes, modern en-suite shower room & spacious landing space perfect for a hobby area or home office

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

Two additional bedrooms to the first floor with one benefitting from built in wardrobes & the other benefitting from built in office furniture

Modern main bathroom comprising three piece white suite

2022 Beautifully landscaped rear garden enjoying Italian grey stone paved patio area, composite decked sun terrace perfect for alfresco dining & area laid to lawn

Detached garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

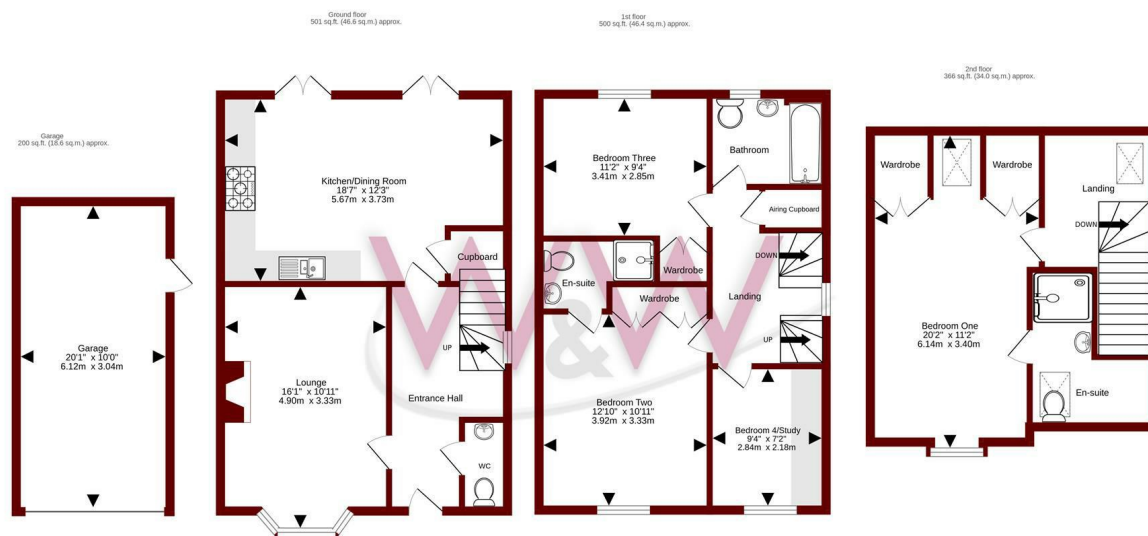
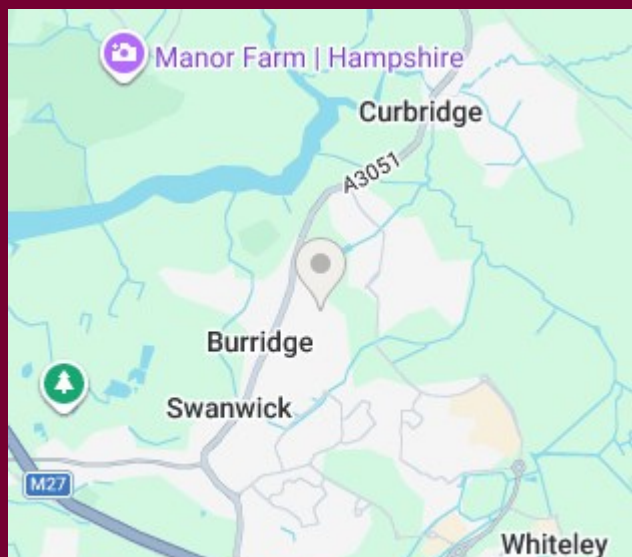
Sewerage - Mains

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/>



TOTAL FLOOR AREA : 1568 sq.ft. (145.6 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		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

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk