

Maple Rise | Whiteley | PO15 7GT

## Asking Price £600,000

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W&W are delighted to offer for sale this well presented & recently improved five bedroom detached family home situated within a tucked away position overlooking woodland to the front. Internally, the property boasts over 1700 sq.ft spanning across three floors providing a 20'10ft lounge, stunning open plan kitchen/dining/family room, five bedrooms with three benefitting from en-suite's, cloakroom & main bathroom. Outside, the property benefits from a low maintenance landscaped rear garden, garage & driveway parking for multiple vehicles.

Maple Rise is a cul de sac situated just a 5 minute walk to Tesco & the variety of shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance to the local Cornerstone primary school & Whiteley primary school. Transport links are easily accessible via this property with the M27 being a 5-10 Minute drive away from the property and the nearest train station being a 20 minute walk.







**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.


Miele
Miele





Well presented & recently improved five bedroom detached family home offered with no chain ahead

Situated in a tucked away position overlooking woodlands to the front

Versatile living accommodation over 1700sq.ft spanning across three floors

Welcoming entrance hall enjoying attractive herringbone style flooring flowing into the living room

Dual aspect living room enjoying twin windows to the front, centrepiece fireplace & double doors opening out into the rear garden

Impressively sized 24'8ft kitchen/dining/family room with bi-fold doors opening out to the garden & twin windows to the front

Stunning modern re-fitted kitchen enjoying attractive matte cabinets, attractive dark marble effect worktops, central island unit & walk in pantry cupboard with shelving/lighting

Integrated appliances include 'Miele' double oven, induction hob, full height fridge, full height freezer & dishwasher with space in a separate cupboard for washing machine/tumble dryer

Incredibly light, bright & airy throughout with 17 windows

Downstairs cloakroom, main bathroom & three en-suite shower rooms comprising white suites

Main bedroom to the first floor benefitting from twin windows overlooking the woodlands, built in wardrobes & en-suite

Two additional bedrooms, one with en-suite shower room & main bathroom to the first floor

Two double bedrooms to the top floor, one benefitting from en-suite shower room

Beautifully landscaped rear garden laid to sandstone paved patio, raised sleepers with display flowers/fruit trees, wooden gazebo off of the garage providing a sheltered relaxing space & side access

Garage with power, lighting & electric remote controlled door

Driveway parking for multiple vehicles





Tenure: Freehold

EPC Rating: C

Council Tax Band: E











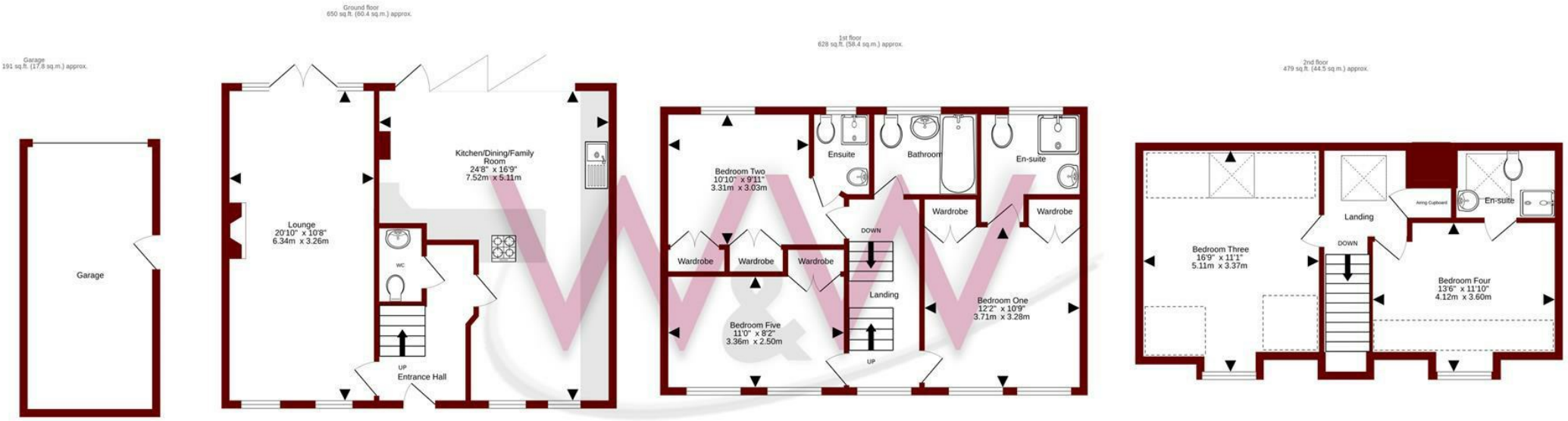
Estate management charge approx. £264 PA

The property is of traditional brick build and is connected to mains drainage, water, electrics & gas. The property enjoys gas central heating with a 2025 replacement boiler & 2021 replacement radiators

Broadband - There is broadband connected to the property and the current supplier is BT

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 : 1949 sq.ft. (181.1 sq.m.) approx.

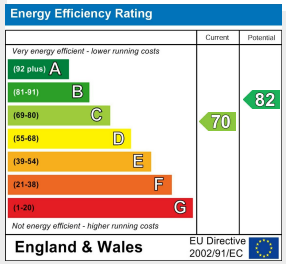
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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