



48 Dumas Drive, Whiteley, PO15 7LU

Offers In Excess Of £450,000

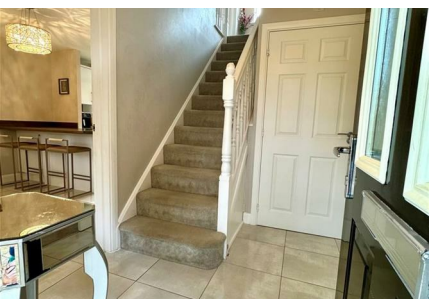


Dumas Drive |
Whiteley | PO15 7LU
Offers In Excess Of £450,000

W&W are delighted to offer for sale this beautifully presented & extended three bedroom detached family home situated in a private position within a quiet location overlooking protected woodlands to the front. Internally, the property boasts three double bedrooms, lounge, modern kitchen/dining room, orangery style extension/family room, utility room, cloakroom, main bathroom & modern en-suite to the main bedroom. Outside, the property enjoys a landscaped garden, garage & driveway.

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.





Beautifully presented & extended three bedroom detached family home

Tucked away position within a popular location overlooking protected woodlands to the front

Welcoming entrance hall enjoying attractive tiled flooring flowing into the kitchen/dining room, utility room, downstairs cloakroom & orangery style extension/family room

Modern kitchen/dining room with breakfast bar, attractive wood effect worktops & high gloss cabinets

Integrated appliances include double oven, hob, dishwasher & fridge/freezer

Spacious lounge with window to the front & open access into the orangery style extension

Orangery extension/family room with feature skylight lantern roof & patio doors opening out to the rear garden

Utility room providing additional storage space, plumbing for washing machine and tumble dryer as well as a built in storage/larder cupboard

Downstairs cloakroom comprising two piece white suite

Galleried landing with built in storage/airing cupboard

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall/floor tiling

Two additional double bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece suite & attractive wall/floor tiling

Southerly facing landscaped garden enjoying attractive paved patio & artificial lawn area

Garage & driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

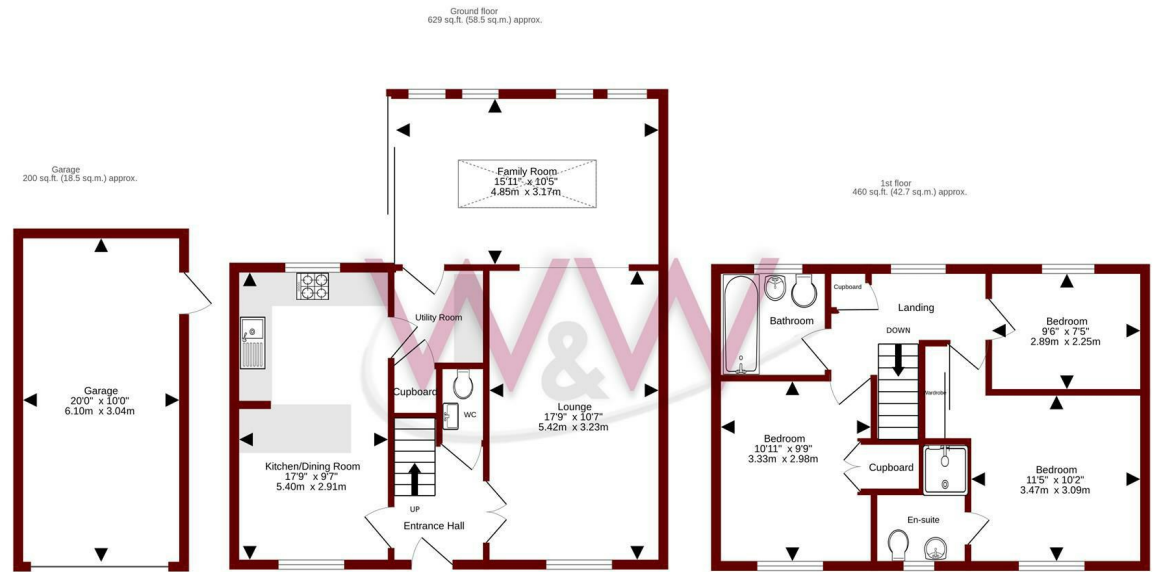
Sewerage - Mains

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>

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 : 1288 sq.ft. (119.7 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 - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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