



£400,000
Freehold

115 Dumas Drive, Whiteley
Fareham, Hampshire PO15 7FS



Quick View



4 Bedrooms



Garage



1 Living Room



3 Bathroom



Semi-Detached House



EPC Rating C



Driveway Parking



Council Tax Band E

Reasons to View

- This beautifully presented four bedroom house offers a remarkably flexible layout, ideal for couples, families and multi-generational living and adaptable as life evolves.
- The spacious L-shaped living room is a light bright room with French doors onto a faux balcony, whilst the kitchen at the rear has ample space for family dining.
- The dedicated utility room is somewhere to manage laundry out of sight, with the noise behind a closed door and access straight out to the garden.
- Cornerstone Primary is just a short walk away, with Whiteley Primary also within easy reach for families wanting additional local schooling options.
- Parking is well catered for with space for two cars on the driveway, alongside a larger than average garage offering plenty of additional roof storage and a personnel door to the garden.
- Whiteley Shopping Centre, woodland walks and the open spaces around Curbridge Nature Reserve are all close by, making it easy to enjoy everything the area has to offer.

Description

Built by David Wilson Homes in 2012 this townhouse is arranged over three floors offering well-proportioned accommodation throughout.

A warm welcome awaits you in the large hallway which has two built-in storage cupboards and a window to the side. To the rear is the utility room with a door out to the fully enclosed rear garden with paving, lawn and flower borders. The wall and high-level fencing to the rear give good screening. The garden may also be accessed via double doors from bedroom four, which can equally be used as a study. To the front of the house is bedroom three, which is a good double room with access to a Jack 'n' Jill shower room, making it ideal for older relatives, teens or guests.

On the first floor you'll find the L-shaped living/dining room to the front and kitchen/breakfast room to the rear. The living room has a whole wall of fitted storage with central media housing the TV etc. The French doors and window make for a light and bright living space. The walnut effect kitchen units benefit from a peninsular adding valuable extra storage and worksurface. On the second floor, the first bedroom spans the front of the house with a good expanse of wardrobes to one wall and a door into the four-piece en-suite bathroom. Bedroom two to the rear has a built-in wardrobe and its own en-suite with a double shower cubicle, so there will be no queues in the mornings.

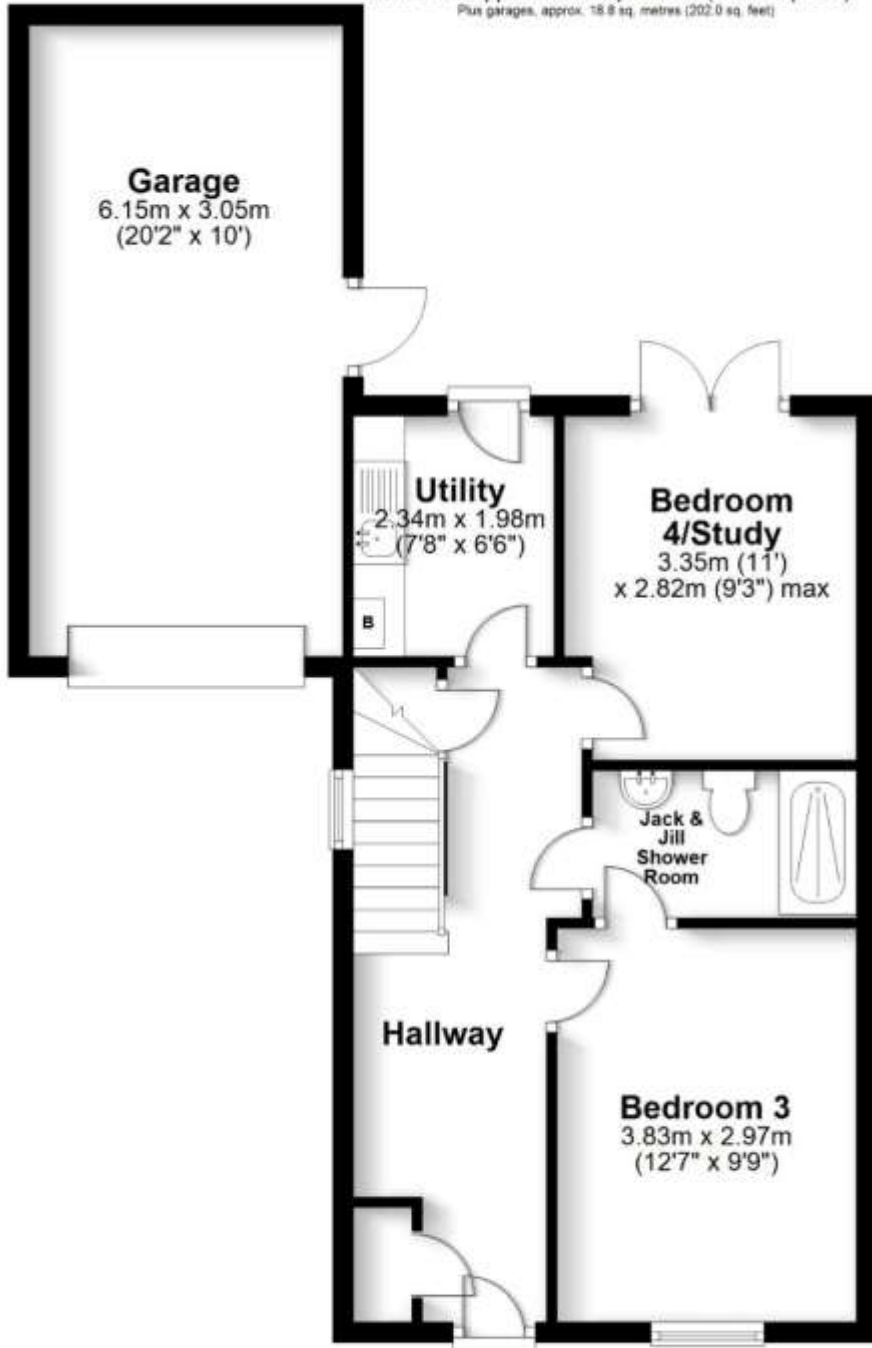
Situated off the bottom of Sweethills Crescent, it should only take around 20 minutes on foot to reach Whiteley Shopping Centre or follow footpaths through to Burrige for lovely walks through Curbridge Nature Reserve at the top of the Hamble River. With such flexible accommodation over the three floors, if space is what your family needs you really should make sure this home is on your 'to view' list.

Directions

<https://what3words.com/layers.circles.exonerate>

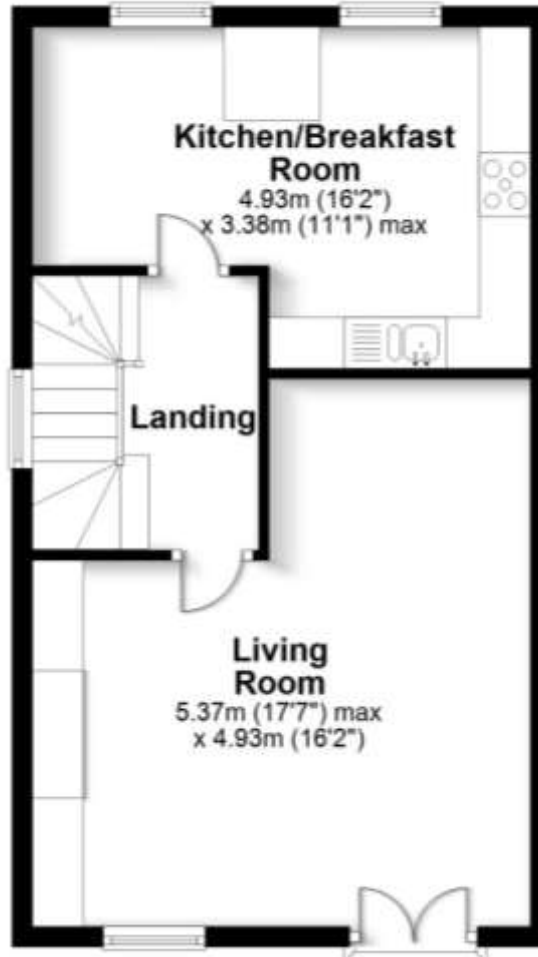
Ground Floor

Main area: approx. 43.4 sq. metres (466.7 sq. feet)
Plus garages, approx. 18.8 sq. metres (202.0 sq. feet)



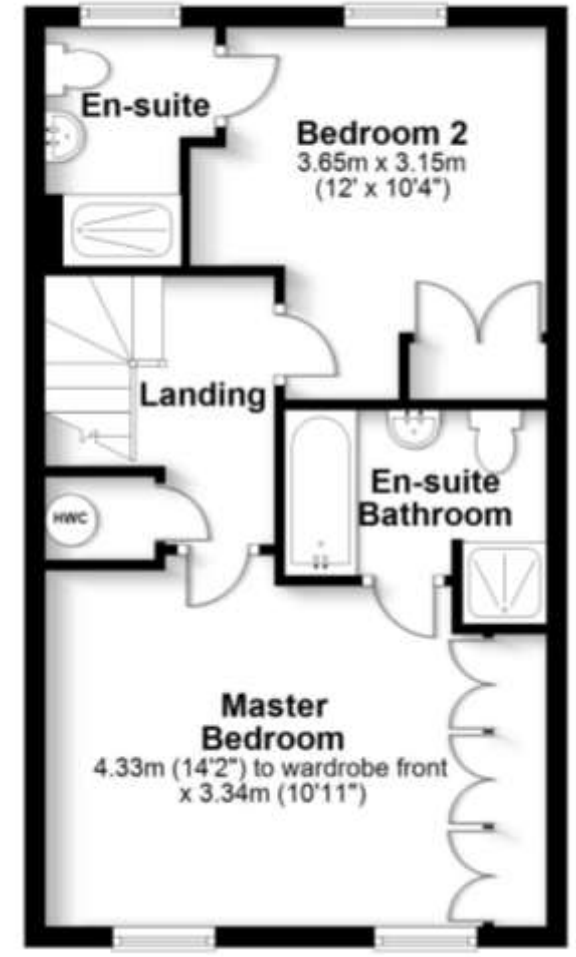
First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)
(excluding Balcony)



Second Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Main area: Approx. 130.3 sq. metres (1402.6 sq. feet)
Plus garages, approx. 18.8 sq. metres (202.0 sq. feet)

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
 Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast