



14 Dickens Drive, Whiteley, PO15 7LZ

Asking Price £514,500



Dickens Drive |  
Whiteley | PO15 7LZ  
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W&W are delighted to offer for sale this beautifully presented & vastly improved four bedroom detached family home sat on an enviable plot backing onto mature woodlands. The property boasts four bedrooms, lounge, 26'9ft kitchen/breakfast room, dining room, cloakroom, modern re-fitted main bathroom & modern re-fitted en-suite shower room. The property also boasts an impressively sized rear garden, garage and driveway parking for vehicles.

Dickens Drive is ideally situated for family life, being within very easy walking distance to the new 'Cornerstone' primary school and also to the Ofsted outstanding 'Whiteley Primary School' s with senior school buses running locally, the train station is around a 20 minute walk with regular links to Fareham, Portsmouth & Southampton and other excellent transport links are easily accessible. Also just over a mile away is Whiteley Shopping Centre providing a variety of shops, eateries & amenities.





Beautifully presented & improved four bedroom detached family home

Sit on an enviable plot backing onto mature woodlands

Replacement composite front door opening into the welcoming entrance hall

Attractive wood effect flooring flowing throughout the ground floor

Impressively sized 26'9ft dual aspect kitchen/dining room enjoying integrated double oven, hob & dishwasher with space for additional appliances

Spacious lounge with centrepiece fireplace with inset log burner & open access into the dining room

Triple aspect dining room with double doors opening out onto the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from en-suite

Stunning modern re-fitted en-suite shower room comprising three piece white suite, attractive wall tiling & feature thermostatic controlled shower

Three additional double bedrooms

Modern re-fitted main bathroom comprising three piece white suite, attractive wall tiling & feature thermostatic controlled shower

Southerly facing landscaped rear garden enjoying paved patio, lawn & artificial lawn areas

Garden backing onto mature woodlands giving 'in our opinion' an excellent degree of privacy

Garage & driveway parking for two vehicles

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with 2024 replacement Vaillant boiler & 2024 replacement hot water tank

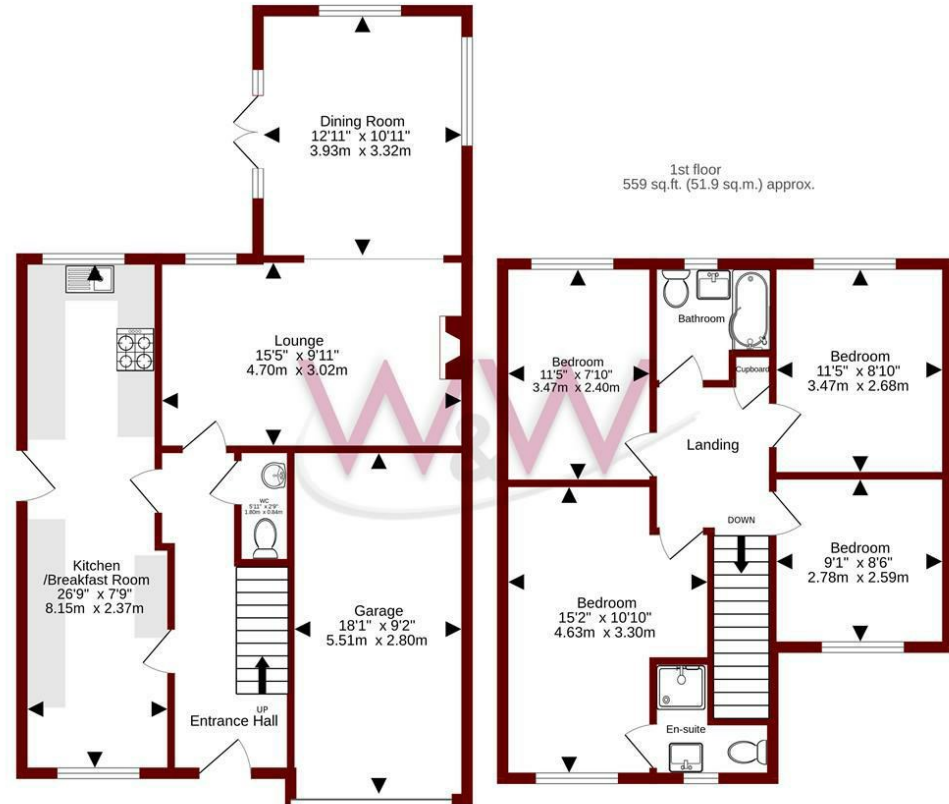
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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/>



Ground floor  
771 sq.ft. (71.6 sq.m.) approx.



1st floor  
559 sq.ft. (51.9 sq.m.) approx.

TOTAL FLOOR AREA: 1329 sq.ft. (123.5 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) <b>A</b>			81
(81-91) <b>B</b>		69	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band - E - £2645.56 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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