



Lipizzaner Fields | Whiteley | PO15 7BH

Asking Price £630,000



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W&W are extremely delighted to offer for sale this beautifully presented & improved four bedroom detached family home situated in an enviable plot tucked away within a highly sought after quiet cul de sac. Internally, the property boasts a 22'9ft modern kitchen/breakfast room, lounge, dining room, utility room, cloakroom, four bedrooms & main bathroom to the first floor with the main bedroom benefitting from built in wardrobes & modern en-suite shower room. Outside, the property enjoys a beautifully landscaped rear garden, landscaped front garden, double garage & driveway parking for multiple vehicles.

Lipizzaner Fields is arguably one off Whiteley's most sought after cul de sac locations in the ever popular village, the renowned Whiteley Primary school is just a short walk along with the doctors surgery, local Co Op. Further shops and eateries can be found in the shopping centre just over a mile away. Also easily accessible are the excellent transport links including Swanwick Train Station, A27 & M27.







Beautifully presented & improved four bedroom detached family home

Situated in an enviable position within a highly sought after quiet cul de sac

Welcoming entrance hall enjoying wood flooring flowing into the lounge & dining room

Lounge with walk in bay window, feature stone surround fireplace with inset gas fire

22'9ft Stunning kitchen/breakfast room with patio doors opening out to the rear garden



Modern re-fitted kitchen enjoying granite worktops, attractive cabinets & breakfast bar

Integrated appliances include single oven, combination oven/microwave, induction hob, warming tray, dishwasher & fridge/freezer

Dining room with window overlooking the garden

Utility room providing additional storage space, washing machine/tumble dryer to remain & integrated freezer

Downstairs cloakroom comprising two piece contemporary

suite

Main bedroom enjoying built in wardrobes, twin windows & en-suite

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

Three additional bedrooms with one benefiting from built in wardrobes

Modern main bathroom comprising of three piece white suite & attractive wall tiling

Landscaped rear garden enjoying paved patio, area laid to lawn with raised sleepers with display flower/shrubbery

'In our opinion' the garden offers a great degree of privacy backing onto mature woodlands

Garage & driveway parking for multiple vehicles

Landscaped front garden



Tenure: Freehold

EPC Rating: C

Council Tax Band: E





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

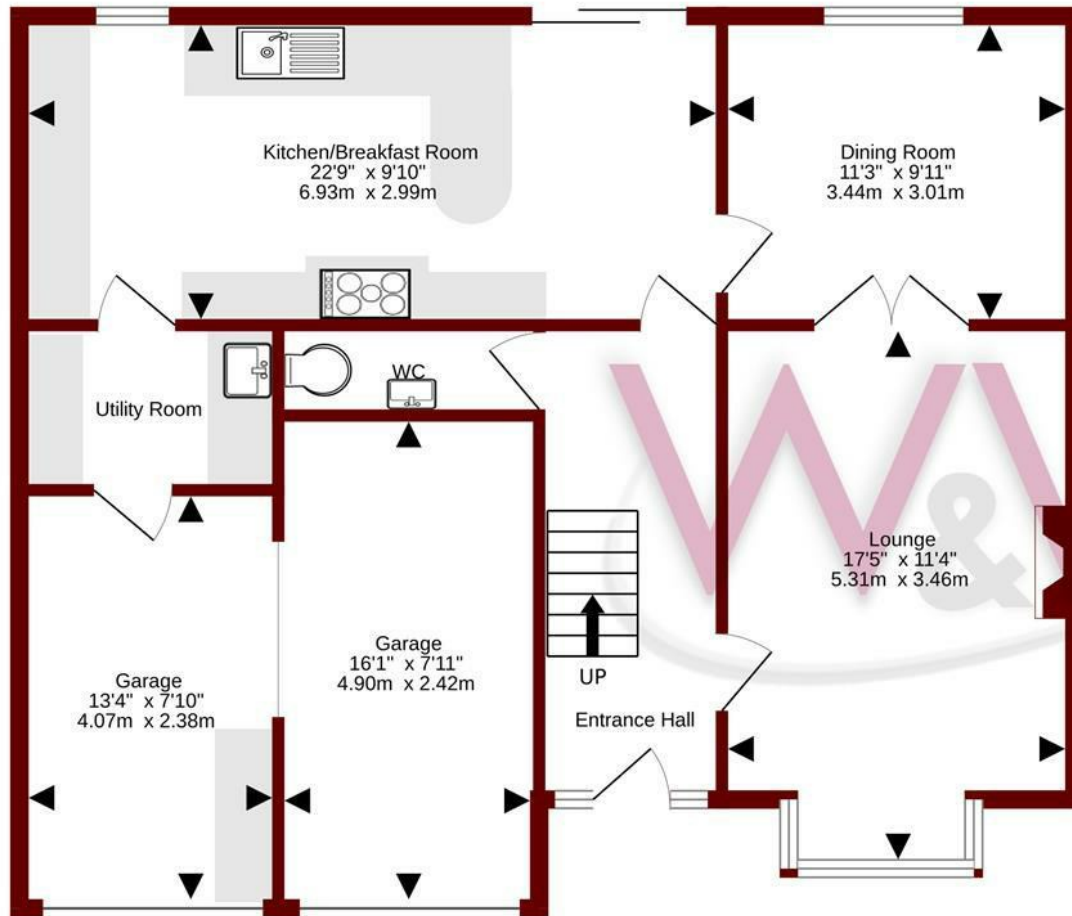
Broadband - There is broadband connected to the property and the current supplier is Virgin Media

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

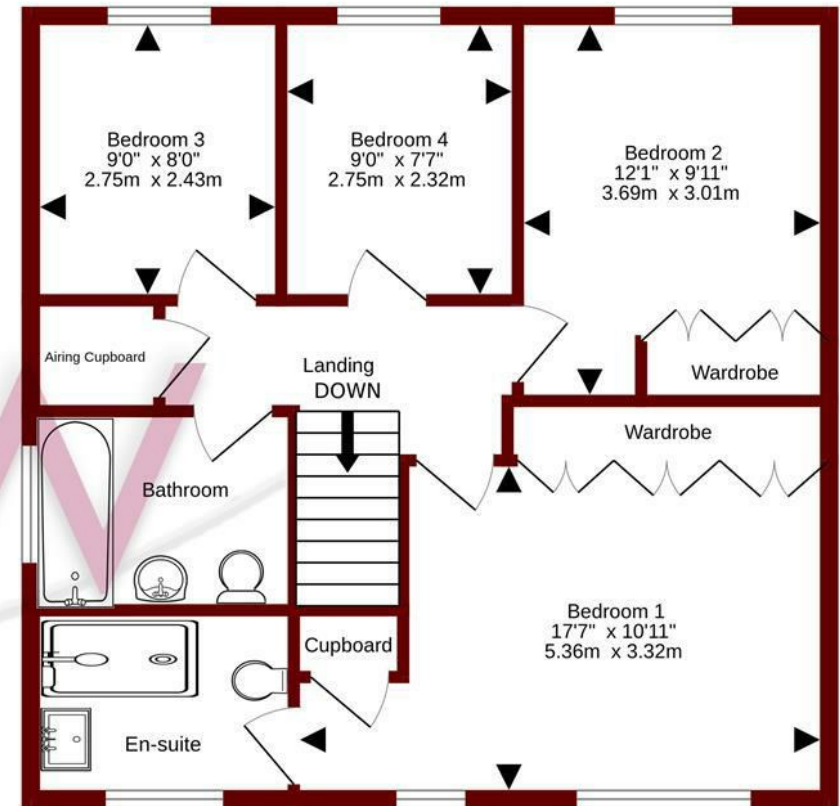
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
911 sq.ft. (84.6 sq.m.) approx.



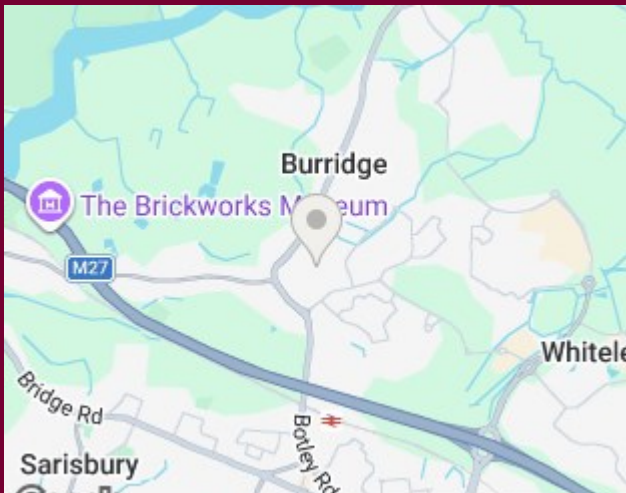
1st floor  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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 |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 73                      | 78        |
| (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 |           |

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