



£570,000
Freehold

48 Mollison Rise, Whiteley

Titchfield Park, Fareham, Hampshire PO15 7JX



Quick View

	4 Bedrooms		Double Garage
	2 Living Room		2 Bathrooms
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band F

Reasons to View

- For those who commute, the property is ideally placed with convenient access to the M27 (Junction 9), while Swanwick railway station is approximately 2 miles away by road or around 1.5 miles on foot.
- At the weekends, the whole family can enjoy everything Whiteley has to offer, with its excellent selection of shops, restaurants, supermarket, and cinema is approximately a one-mile walk away.
- Having been recently renovated to a high standard, this beautifully presented home is truly turnkey ready, allowing you to move straight in and start enjoying everything it has to offer from day one.
- Offering four generous double bedrooms, including a superb principal suite with its own dressing room and en-suite shower room, this home provides ample space for the whole family.
- The beautifully private rear garden enjoys a delightful woodland backdrop, creating a peaceful and secluded setting in which to relax and unwind.
- For families with young children, the highly regarded Whiteley Primary School is approximately a 15-minute walk away, conveniently accessed via the nearby pedestrian pathways.

Description

Step into the spacious entrance hall, where contemporary grey wood-effect flooring sets the tone and continues through to the versatile snug. Oak internal doors throughout the home add a touch of quality and complement the tasteful renovation that has created a home ready to move straight into. To your right, the triple-aspect living room has lots of natural light, with French doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living. An attractive electric feature fireplace with an oak-effect mantel creates a welcoming focal point. The snug, positioned to the rear of the property, provides excellent flexibility and is ideally suited as a home office, playroom or cosy second reception room. Opposite, the contemporary cloakroom is fitted with a vanity unit, tiled flooring, spotlights and a side-aspect window. The beautifully appointed kitchen sits at the front of the property and has a cream gloss wall and base units, contrasting worktops and an island providing additional storage and preparation space. A Leisure Range master cooker with Stoves extractor hood is included, alongside space for an American-style fridge freezer and dishwasher and complete with one and a quarter sink. Leading from the kitchen, the utility room provides further storage together with space for both a washing machine and tumble dryer. A recently installed Ideal combination boiler (fitted last year) is neatly housed here, while a door provides convenient access to the side of the property.

Upstairs, a spacious landing gives access to four generous double bedrooms. Two well-proportioned double bedrooms overlook the front of the property, one benefiting from built-in storage, while a further spacious double bedroom to the rear also features fitted storage. These bedrooms are served by a recently renovated family bathroom, finished to a high standard with a contemporary vanity unit, heated towel rail, bath with shower over and a range of cleverly designed push-open cupboards and drawers providing excellent additional storage. An airing cupboard on the landing offers further practicality. The impressive first bedroom has exceptional space before leading through to a dressing room and stylish en-suite shower room. Beautifully appointed, the en-suite features a walk-in shower, vanity unit with an illuminated heated mirror above, WC and chrome heated towel rail, creating a luxurious retreat at the end of the day.

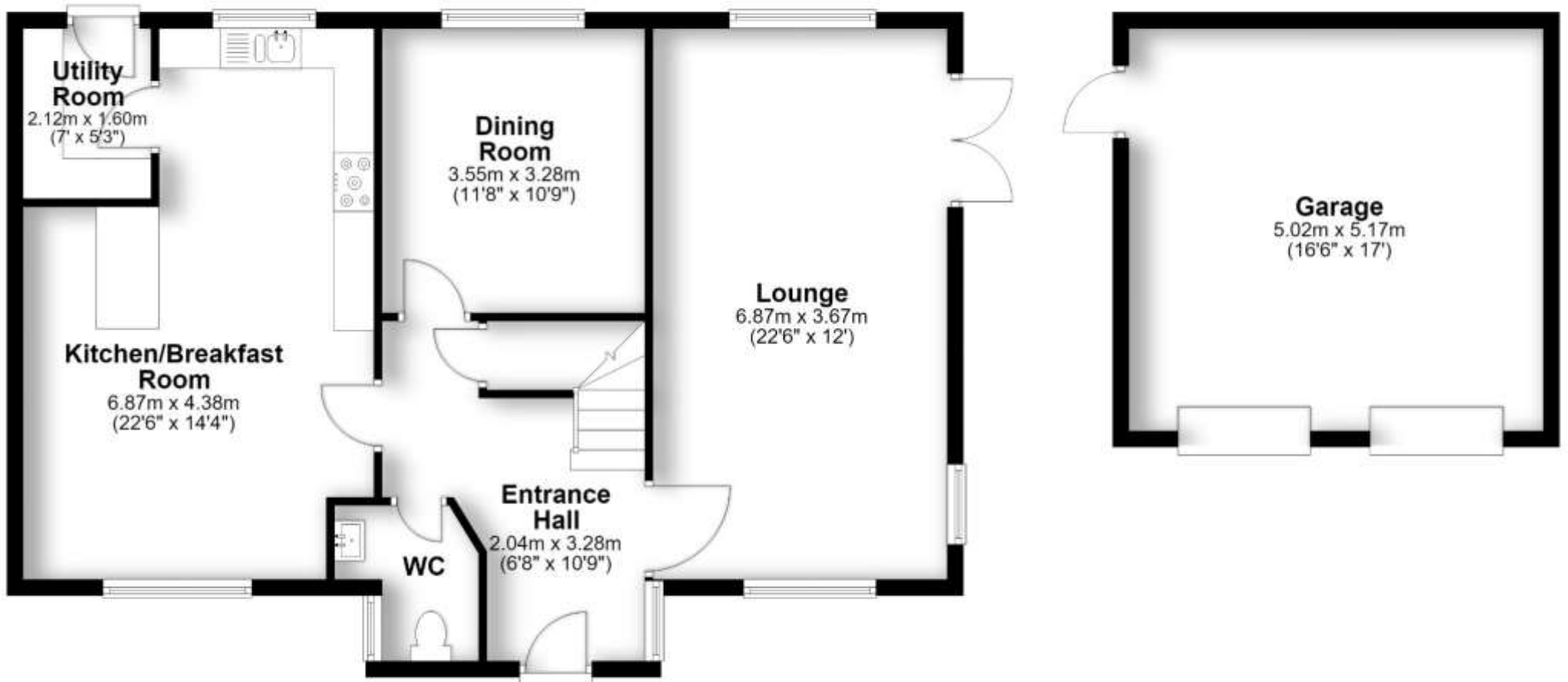
To the front of the property, the driveway provides ample parking for multiple vehicles, leading to a double garage offering further versatility. The garage could be utilised for additional parking, storage, a workshop or a variety of other practical uses. Side access leads through to the private rear garden. The rear garden is very private, with a peaceful woodland backdrop and no properties directly overlooking. A patio area provides the perfect space for outdoor dining or simply enjoying the tranquil surroundings.

Directions

<https://what3words.com/hours.shield.trickling>

Ground Floor

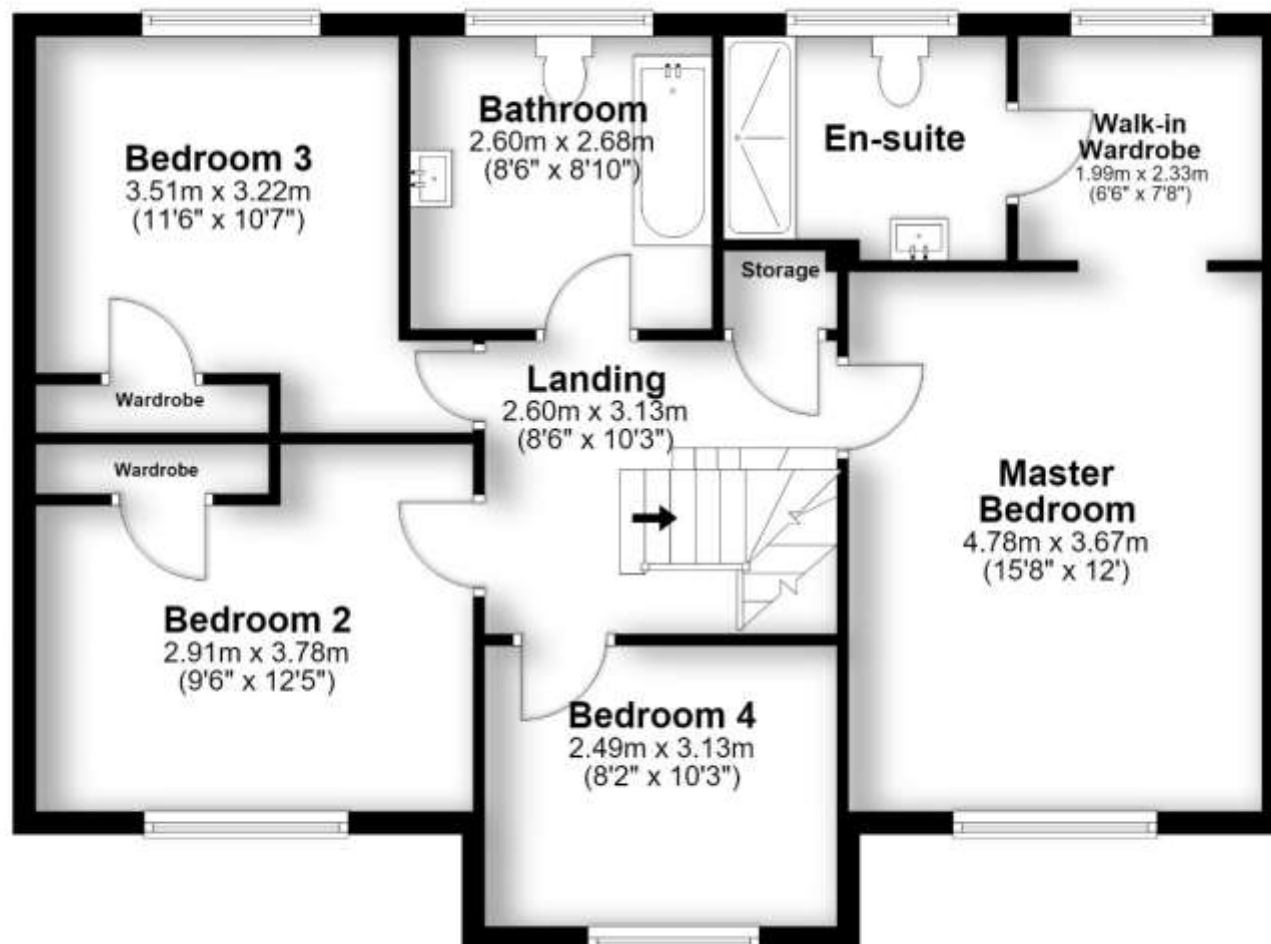
Approx. 82.5 sq. metres (888.0 sq. feet)
(excluding Garage)



Total area: approx. 161.1 sq. metres (1733.8 sq. feet)

First Floor

Approx. 78.6 sq. metres (845.8 sq. feet)



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