



Avon Road | Curbridge | SO30 2DR

Offers In Excess Of £489,000



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W&W are delighted to offer sale this extremely well presented '2021' Linden homes built four bedroom detached family home. The property benefits from four double bedrooms, lounge, stunning open plan 27'6ft kitchen/dining/family room, utility room, study, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also enjoys a rear garden, garage & driveway parking.

Avon Road is in the brand new 2020 'Whiteley Meadows' development. You'll find the development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs then this is the perfect place for you. Botley train station is just 1.5 miles offering regular services to London Waterloo, Portsmouth and Southampton. When completed the development will also have schooling for all ages, including primary school, a secondary school and nurseries.







Extremely well presented '2021' Linden homes built four bedroom detached family home

Welcoming entrance hallway with built in storage cupboard & attractive wood effect laminate flooring flowing into the kitchen/dining room & downstairs cloakroom

Spacious lounge with feature walk in bay window & double doors opening into the kitchen

27'6ft Open plan kitchen/dining/family room with double doors opening out onto the rear garden

Modern kitchen with attractive worktop/matte units, built in oven/hob, fridge/freezer with space for additional appliances

Utility room providing additional storage space & plumbing for appliances

Study with window to the front

Downstairs cloakroom comprising two piece white suite



Tenure: Freehold

EPC Rating: B

Council Tax Band: F

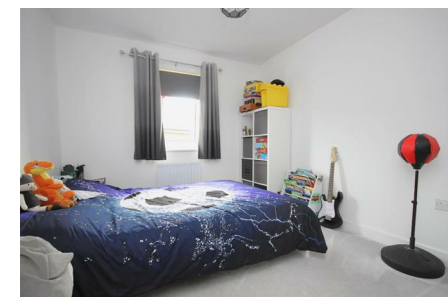


Main bedroom with en-suite

Modern en-suite shower room comprising three piece white suite with feature double shower cubicle tray & attractive wall tiling

Three additional double bedrooms

Modern family bathroom comprising three piece white suite & attractive wall tiling





Rear landscaped garden majority laid to lawn with paved patio area

Garage with power & lighting

Driveway parking

The property enjoys numerous walks nearby & benefits from a children's playground situated locally

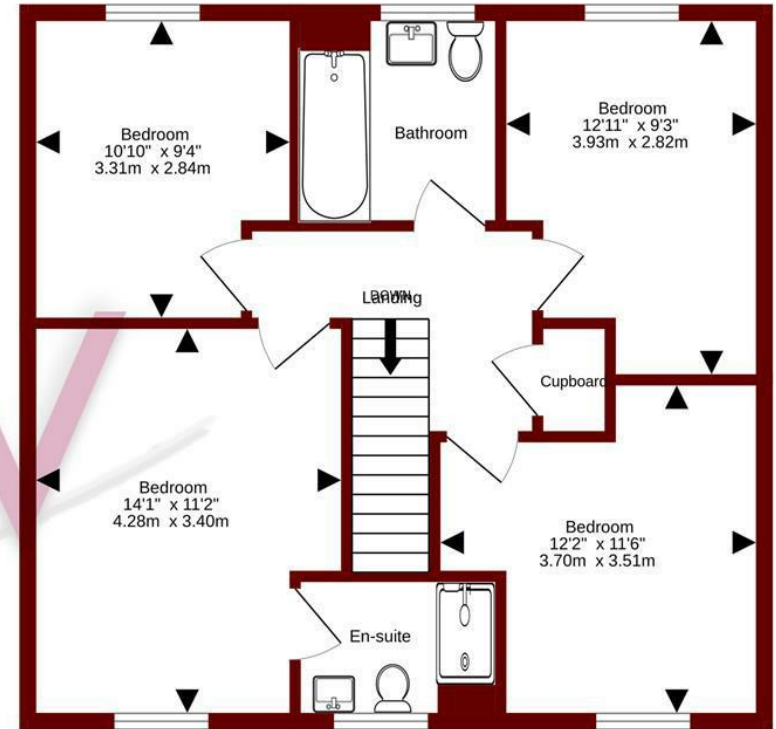
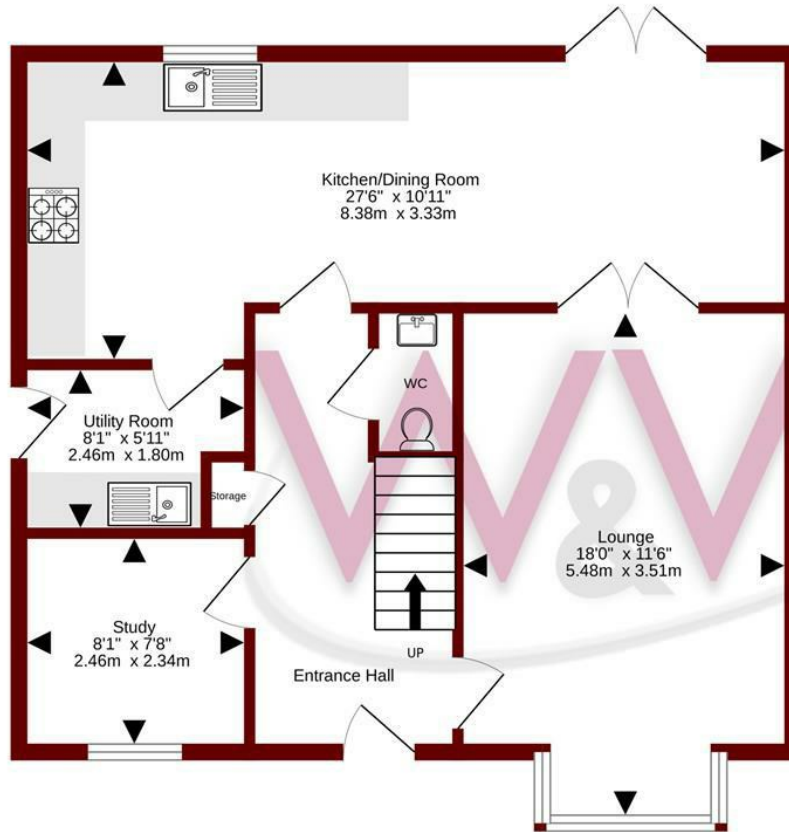
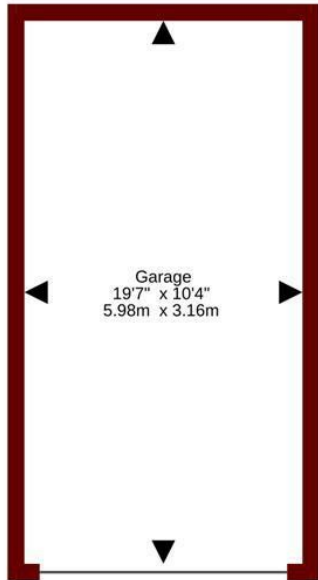
Estate management charge approx. £220 PA



Ground Floor
678 sq.ft. (62.9 sq.m.) approx.

1st Floor
635 sq.ft. (59.0 sq.m.) approx.

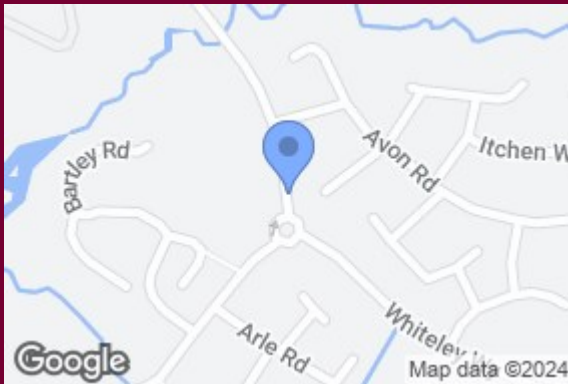
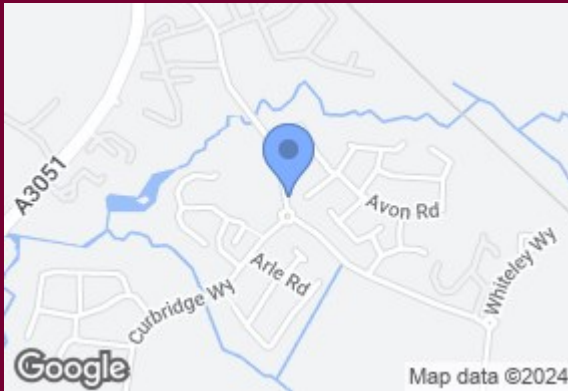
Garage
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 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			93
(81-91) B		84	
(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	

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