



20 Brindley Road, Whiteley, PO15 7PX

Asking Price £530,000



Brindley Road |

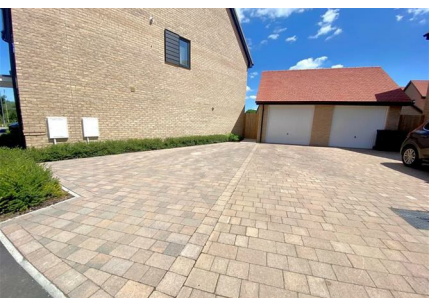
Whiteley | PO15 7PX

Asking Price £530,000

W&W are delighted to offer for sale this beautifully presented 2021 built 'Crest Nicholson' four double bedroom detached family home. The property boasts four double bedrooms, truly stunning open plan kitchen/dining/family room, lounge, cloakroom, family bathroom & en-suite shower room. The property also benefits from an impressively sized plot providing an attractive landscaped rear garden, garage and ample block paved driveway parking.

'Brindley Road' is in the brand new 2020 'Curbridge Meadows' 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. Botley train station is just 1.5 miles from Curbridge Meadows, offering regular services to London Waterloo, Portsmouth and Southampton. Alternatively Swanwick train station is less than 3 miles away with Botley and Bursledon also offering train stations nearby. Easy access to the M27 allows you further access to the M3 towards London. Curbridge Meadows will when completed have schooling for all ages, including primary school, a secondary school and nurseries.





Incredibly Well Presented '2021' Built Crest Nicholson Four Double Bedroom Detached Family Home

Welcoming Entrance Hall

Stunning Open Plan Dual Aspect Kitchen/Dining/Family Room Enjoying Silestone Worktops, High Gloss Units & Central Island Unit With Matching Units/Worktops Providing Additional Storage

Built In Appliances Include Double Oven, Dishwasher, Washing Machine & Fridge/Freezer

Downstairs Cloakroom Comprising Two Piece White Suite

Lounge With Double Doors Opening Out Onto The Rear Garden

Attractive 'Amtico' Flooring Flowing Throughout The Ground Floor

Main Bedroom Enjoying Built In Mirrored Sliding Wardrobes & En-Suite

Modern En-Suite Shower Room Comprising Three Piece White Suite, Low Profile Double Shower Tray & 'Porcelanosa' Tiling

Three Additional Double Bedrooms

Modern Fitted Family Bathroom Comprising Three Piece White Suite & Attractive 'Porcelanosa' Tiling

Beautifully Landscaped Rear Garden Laid To Porcelain Paved Patio Perfect For Alfresco Dining, Additional Area Laid To Lawn With Display Flower/Shrubbery Beds

Garage With Power & Lighting

Block Paved Driveway Providing Parking For Multiple Vehicles

Solar Panels To The Property

Estate Management Charge Approx. £150 PA

We Understand That There Is Only Two Designs Of This Home Built On The Estate

MATERIAL INFORMATION -

Property construction - Traditional Brick

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

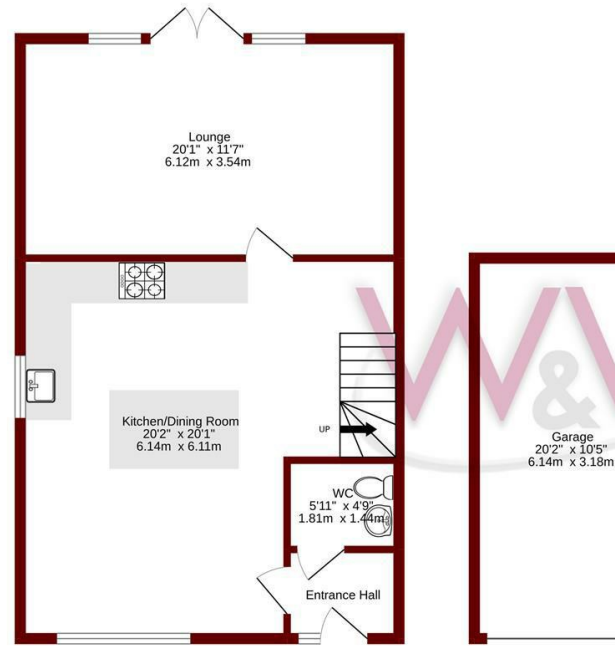
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by See The Light & is connected via Fibre

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

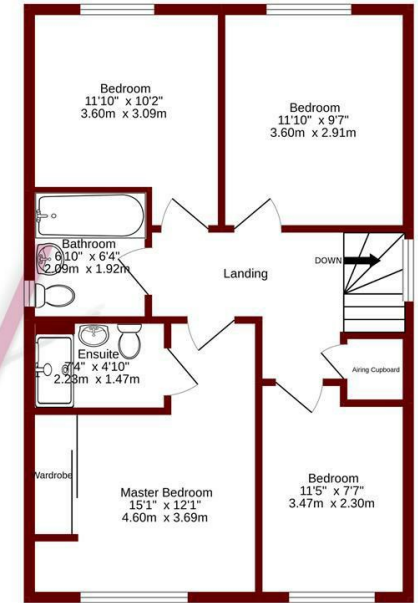
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
848 sq.ft. (78.7 sq.m.) approx.



1st Floor  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.7 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>			
(81-91) <b>B</b>			
(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	89	90

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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