



16 Cranesbill Road, Curbridge, SO30 2GN

Asking Price £400,000



Cranesbill Road |
Curbridge | SO30 2GN
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** RE-AVALIABLE 30.04.2024 ** W&W are delighted to offer for sale this extremely well presented '2022' built three bedroom detached home situated on an enviable corner plot location. The property enjoys three double bedrooms, lounge, open plan kitchen/dining room, utility room, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a garden & driveway parking for multiple vehicles.

Cranesbill Road is in the brand new '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 '2022' built three bedroom detached home

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing throughout the ground floor

Dual aspect lounge enjoying walk in bay window & understairs storage cupboard

Dual aspect open plan kitchen/dining room with double doors opening out onto the garden

Modern kitchen enjoying high gloss units, attractive worktops & breakfast bar

Integrated appliances include oven, hob, fridge/freezer & dishwasher

Utility room providing additional storage space & built in washing machine

Downstairs cloakroom comprising two piece white suite

Galleried landing

Dual aspect main bedroom enjoying built in wardrobes in the dressing area & en-suite

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

Two further bedrooms with one benefitting from built in wardrobes

Modern family bathroom comprising three piece white suite

South westerly facing garden majority laid to lawn with paved patio

Driveway parking for multiple vehicles

Estate management charge approx. £374 per annum

ADDITIONAL INFORMATION

Property construction - Traditional

Electricity supply - Mains

Water supply - Mains

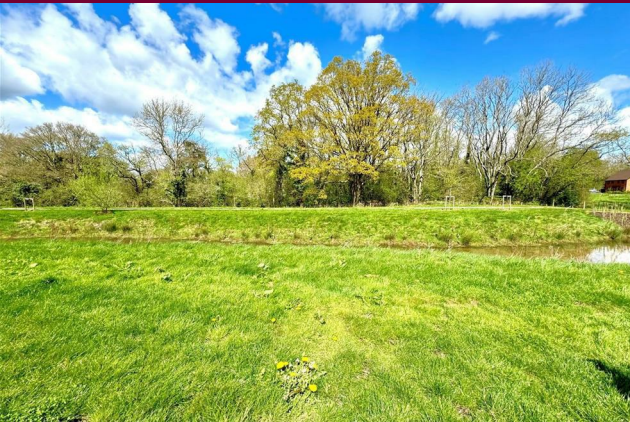
Sewerage - Mains

Heating - Gas Central Heating

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

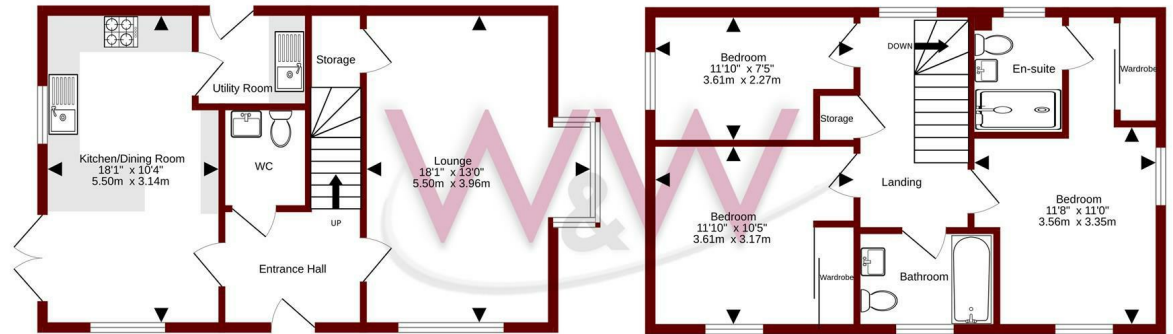
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
541 sq.ft. (50.2 sq.m.) approx.

1st Floor
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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			94
(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	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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Whiteley Way

Whiteley

Hants

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