



17 Brindley Road, Whiteley, PO15 7PX

Asking Price £595,000



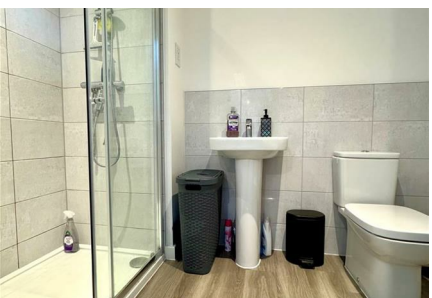


Brindley Road |  
Whiteley | PO15 7PX  
Asking Price £595,000

W&W are delighted to offer for sale this beautifully presented '2021' Crest Nicholson built five bedroom detached house boasting over 1500 sq. Ft of living accommodation. The property boasts five bedrooms, impressively sized open plan kitchen/dining/family room, lounge, cloakroom, family bathroom & two en-suite shower rooms. The property also benefits from a rear garden, detached double garage & 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. Easy access to the M27 allows you further access to the M3. Curbridge Meadows will when completed have schooling for all ages, including primary school, a secondary school and nurseries.





Beautifully Presented '2021' Crest Nicholson Built Five Bedroom Detached Family Home Sat On An Envious Corner Plot Location

No Chain Ahead

Grand Entrance Hall Boasting Understairs Storage Cupboard, Attractive 'Karndean Style' Flooring Flowing Through Into The Kitchen/Dining/Family Room, Lounge, Downstairs Cloakroom & Utility Room

31'8ft Triple Aspect Open Plan Kitchen/Dining/Family Room

Stunning Modern Kitchen Boasting High Gloss Units & Quartz Worktops

Built In Appliances Include Double Oven, Five Ring Gas Hob, Fridge/Freezer & Dishwasher

Utility Room Providing Additional Storage Space & Plumbing For Washing Machine/Tumble Dryer

Downstairs Cloakroom Comprising Two Piece White Suite

Dual Aspect Lounge With Double Doors Opening Out Onto The Rear Garden

Galleried Landing Boasting Built In Airing Cupboard & Loft Access

Main Bedroom Benefitting From Built In Double Wardrobes & En-Suite

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

Guest Bedroom Benefitting From Modern En-Suite Shower Room Comprising Three Piece White Suite

Three Additional Bedrooms

Range Of Fitted Blinds & Feature Shutters To The Windows Throughout The Property To Remain

We Understand That All Of The Bedrooms Are Fitted With Blackout Blinds Behind The Shutters

Modern Family Bathroom Comprising Three Piece White Suite & Attractive Tiling

Rear Westerly Facing Landscaped Garden Majority Laid To Lawn With Paved Patio Area Perfect For Alfresco Dining

Detached Double Garage With Power & Lighting

Driveway Parking For Vehicles

Over 6 Years Remaining On The NHBC Guarantee

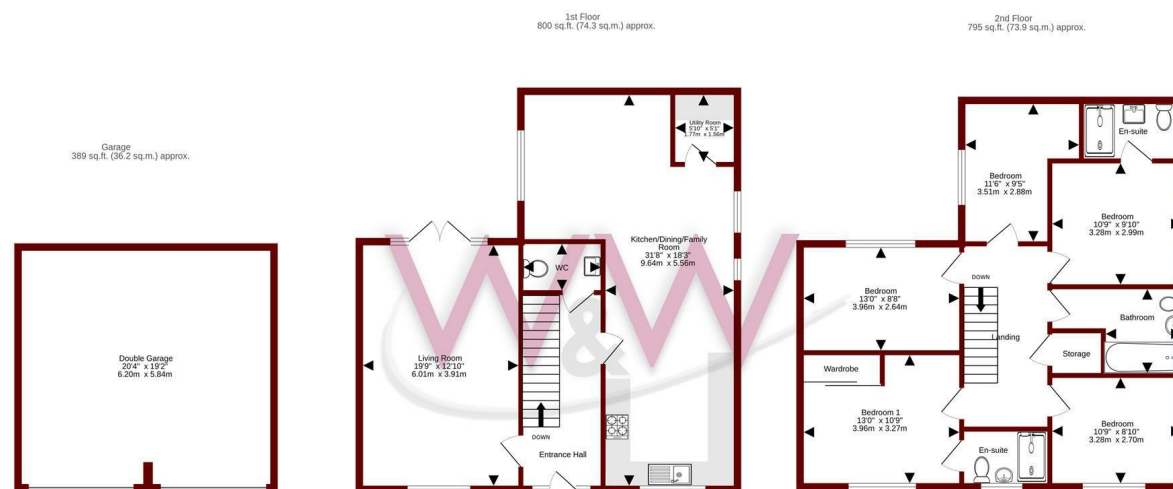
The property is of traditional brick build and is connected to mains electrics, water, gas & drainage. The property enjoys gas central heating.

Broadband - There is broadband connected to the property

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/>





TOTAL FLOOR AREA : 1984 sq.ft. (184.3 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>		<b>90</b>	<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**England & Wales**

EU Directive 2002/91/EC



Council Tax Band - F

## Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

### H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

[www.walkerwaterer.co.uk](http://www.walkerwaterer.co.uk)