



4 Atkinson Close, Whiteley, PO15 7QA

Asking Price £350,000



Atkinson Close |
Whiteley | PO15 7QA
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W&W are delighted to offer for sale this extremely well presented three bedroom semi detached home. The property boasts three bedrooms, lounge, modern kitchen/dining room, cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a westerly facing rear garden with impressive outbuilding to remain & driveway parking for multiple vehicles.

'Atkinson Close' is in the brand new '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 then this is the location for you. Botley train station is just 1.5 miles away offering regular services to London Waterloo and other popular destinations. Curbridge Meadows will when completed have schooling for all ages.





Extremely well presented three bedroom semi detached home

No chain ahead

Entrance hall enjoying attractive wood effect flooring flowing throughout the ground floor

Spacious lounge with window to the front

Open plan kitchen/dining room with double doors opening out onto the rear garden, large understairs storage cupboard & downstairs cloakroom

Modern kitchen boasting attractive units/worktops with built in double oven, hob, fridge/freezer, dishwasher & washing machine

Main bedroom enjoying en-suite

Modern en-suite shower room comprising three piece white suite, attractive tiling & large double shower cubicle tray

Two additional double bedrooms with one benefiting from built in wardrobes

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

Rear landscaped garden majority laid to lawn with paved patio, side access & outbuilding with power, lighting, heating & WIFI satellite dish to remain

Driveway parking for multiple vehicles to the side

Estate management charge approx. £276.10 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

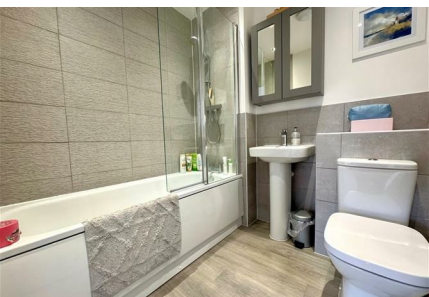
Sewerage - Mains

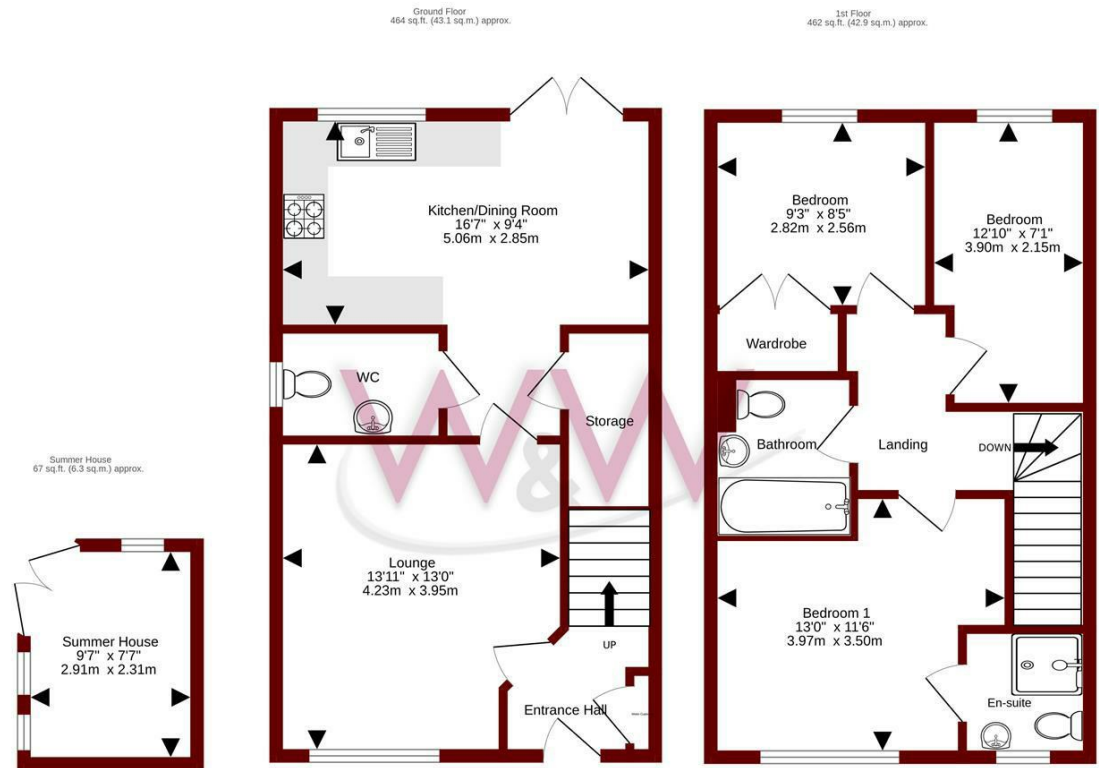
Heating - Gas central heating

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

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 : 993 sq.ft. (92.2 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		96
(81-91) B	85	
(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

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk