



2 Armstrong Crescent, Whiteley, PO15 7PY

Asking Price £490,000



Armstrong Crescent |

Whiteley | PO15 7PY

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W&W are delighted to offer for sale this beautifully presented 2021 built four bedroom detached family home. The property boasts four double bedrooms, lounge, modern kitchen/dining room, study, cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden & driveway parking for multiple vehicles.

Armstrong Crescent 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.





Beautifully presented '2021' built four double bedroom detached family home

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

Dual aspect living room with feature centrepiece media wall with contemporary fireplace with inset electric remote controlled fire & double doors opening out onto the rear garden

Impressively sized 22ft kitchen/dining room enjoying attractive marble effect worktops & high gloss cabinets

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

Utility room providing additional storage space & space/plumbing for appliances

Study with walk in bay window to the front

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Three additional double bedrooms

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

Landscaped rear garden laid to lawn with display flowers/shrubbery & paved patio area perfect for alfresco dining

Driveway parking for multiple vehicles

Privately owned solar panels to the roof

Estate management charge approx. £250 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

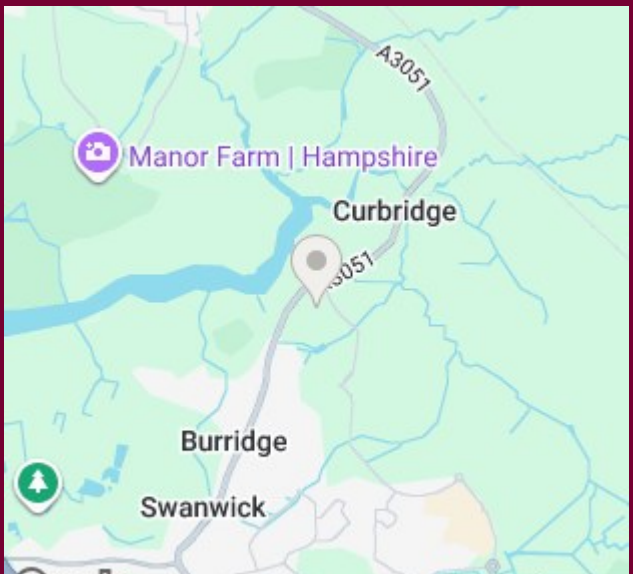
Sewerage - Mains

Heating - Gas central heating

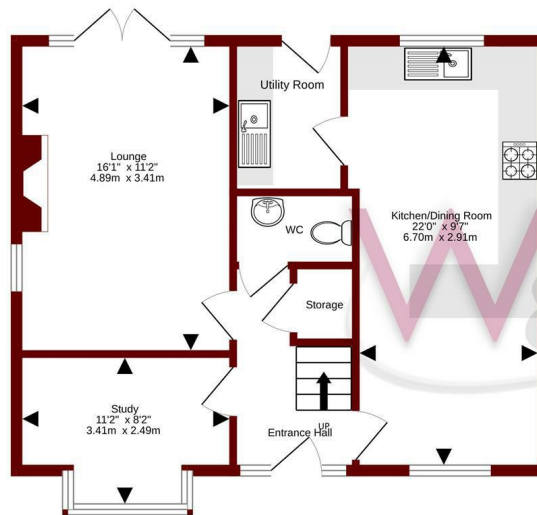
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by See The Light

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

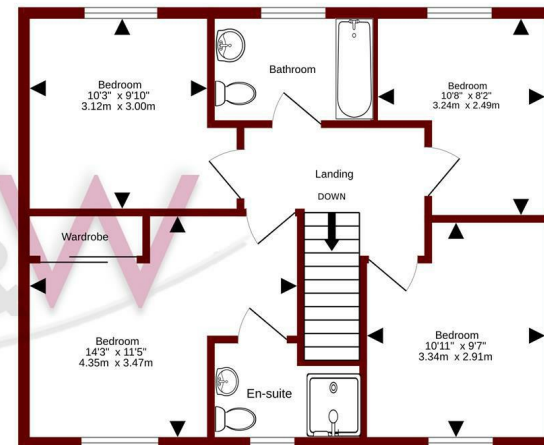
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
597 sq.ft. (55.5 sq.m.) approx.



1st Floor
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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		
(81-91) B		
(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 - E - £2736 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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Whiteley

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