



3 Cove Brook Way, Curbridge, SO30 2DH

Asking Price £475,000



Cove Brook Way |
Curbridge | SO30 2DH
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W&W are delighted to offer for sale this extremely well presented 2022 built four bedroom detached family home. The property enjoys four bedrooms, lounge, 19'9ft kitchen/dining room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a landscaped rear garden & impressively sized driveway providing parking for up to three vehicles.

Cove Brook Way 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 four bedroom detached family home

No chain ahead

Welcoming entrance hall with attractive herringbone style wood effect flooring flowing into the kitchen/dining room, downstairs cloakroom & built in understairs storage cupboard

Spacious lounge with window to the front

19'9ft Open plan kitchen/dining room with double doors opening out onto the rear garden

Modern kitchen enjoying high gloss units, attractive cabinets, integrated oven,hob & fridge/freezer with space/plumbing for additional appliances

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from modern en-suite shower room

Three additional bedrooms

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

Westerly facing landscaped rear garden enjoying large porcelain paved patio with metal pergola above to remain, area laid to lawn with shed to remain & rear access

Impressively sized driveway providing parking for up to three vehicles

Estate management charge approx. £293.87 PA

ADDITIONAL INFORMATION

Property construction - Timber framed

Electricity supply - Mains

Water supply - Mains

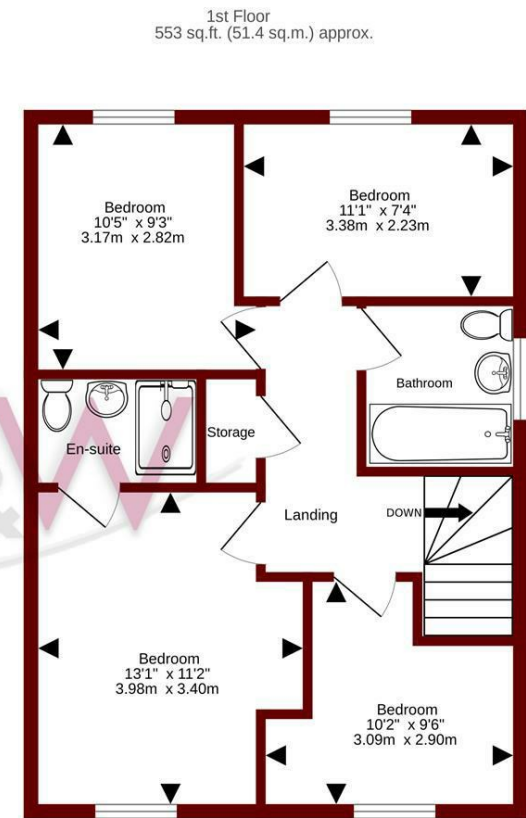
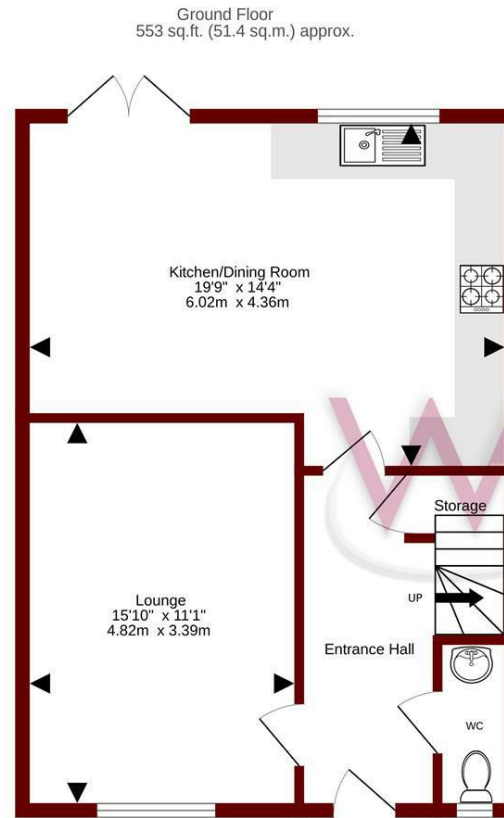
Sewerage - Mains

Heating - Gas central heating

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

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 : 1106 sq.ft. (102.7 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) A		94
(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 - £2732.89 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

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Whiteley

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