



495 Whiteley Way, Curbridge, SO30 2EE

Offers In Excess Of £500,000



Whiteley Way |  
Curbridge | SO30 2EE  
Offers In Excess Of £500,000

W&W are delighted to offer for sale this wonderful opportunity to purchase this beautifully presented four bedroom detached 'Bovis Show Home'. The property boasts four double bedrooms, impressive 25'6ft kitchen/dining room, living room, study, utility room/cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a landscaped garden, garage & driveway parking for vehicles.

Whiteley Way is in the 'Whiteley Meadows' development. You'll find Whiteley Meadows 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 Whiteley Meadows, alternatively Swanwick train station is less than 3 miles away, with Botley and Bursledon also offering train stations nearby. Whiteley Meadows will have schooling for all ages, including two primary schools, a secondary school and two nurseries.





Beautifully presented four double bedroom detached family home

Stunning 'Bovis Show Home' boasting a wealth of extras included in the property & finished to a high standard throughout

No chain ahead

Welcoming entrance hall enjoying built in understairs storage cupboard

dual aspect living room enjoying greenery views to the front

25'6ft kitchen/dining room with bi-folding doors opening out onto the rear garden

Modern kitchen boasting attractive matte units & quartz worktops

Integrated appliances include double oven, five ring 'Bosch' induction hob, fridge/freezer & dishwasher

Utility room/cloakroom with matching units/worktops, plumbing for washing machine & additional storage space

Study with window to the front

Main bedroom boasting twin windows to the front, built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite, attractive wall/floor tiling & feature low profile walk in shower cubicle tray

Three additional double bedrooms all benefitting from built in wardrobes

Feature corner spotlights throughout the property

Landscaped garden majority laid to lawn with paved patio area & display flower beds/shrubbery

Garage & driveway parking for multiple vehicles

10 Years remaining on the NHBC

Estate management charge approx. £200 PA

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

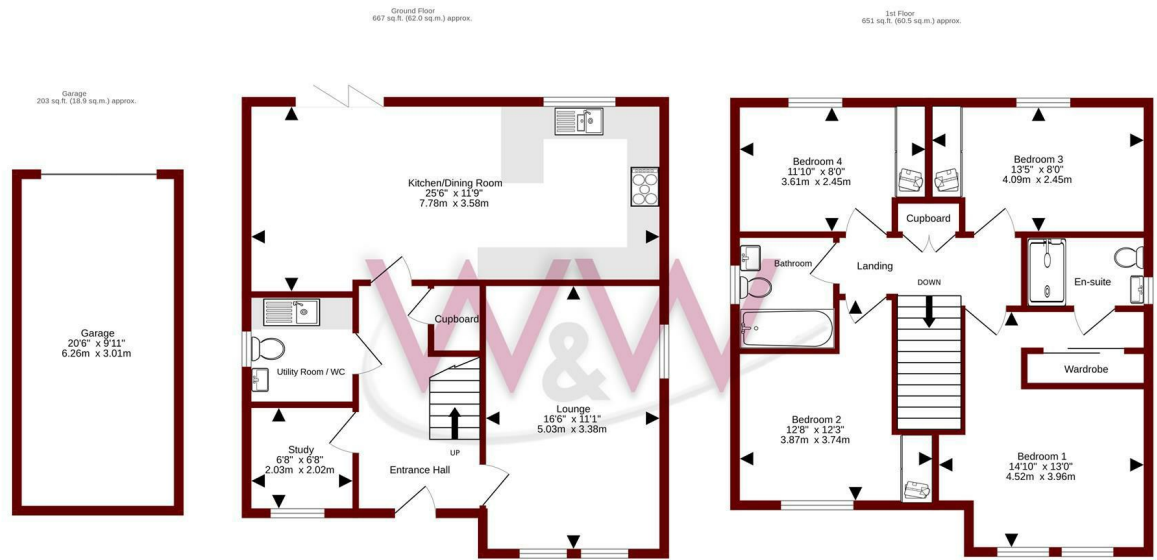
Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband connected to the property

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

Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <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 - New Build, rate not available yet

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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