



45 Brunel Way, Whiteley, Fareham, PO15 7PW

Asking Price £465,000

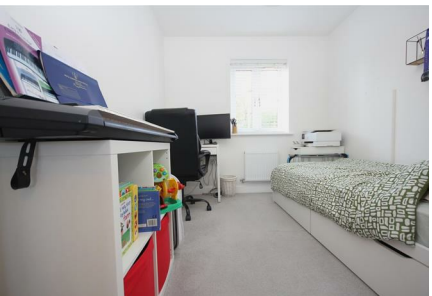


Brunel Way | Whiteley
Fareham | PO15 7PW
Asking Price £465,000

W&W are delighted to offer for sale this extremely well presented & ideally located four bedroom detached family home situated in a private position overlooking woodlands to the front. Inside, the property boasts four bedrooms, lounge, modern kitchen/dining room, downstairs cloakroom, main bathroom & modern en-suite shower room to the main bedroom. Outside, the property enjoys a rear garden, garage & driveway parking for multiple vehicles.

'Brunel Way' is in the 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. Botley train station is just 1.5 miles away offering regular services to London Waterloo. Curbridge Meadows will when completed have schooling for all ages, including primary school, a secondary school and nurseries.





Extremely well presented 20 built four bedroom detached family home

Enviably tucked away position overlooking woodlands & fishing pond to the front

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the kitchen/dining room & downstairs cloakroom

Spacious living room with window to the front

Kitchen/dining room with double doors opening out to the rear garden

Modern kitchen enjoying high gloss cabinets & attractive worktops

Integrated appliances include oven, hob, fridge/freezer, dishwasher & washing machine

Downstairs cloakroom

Main bedroom with en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Three additional bedrooms with two benefitting from built in storage

Modern bathroom comprising three piece white suite & attractive wall tiling

Rear garden majority laid to lawn with raised patio area

Garage with power, lighting & boarded loft space

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

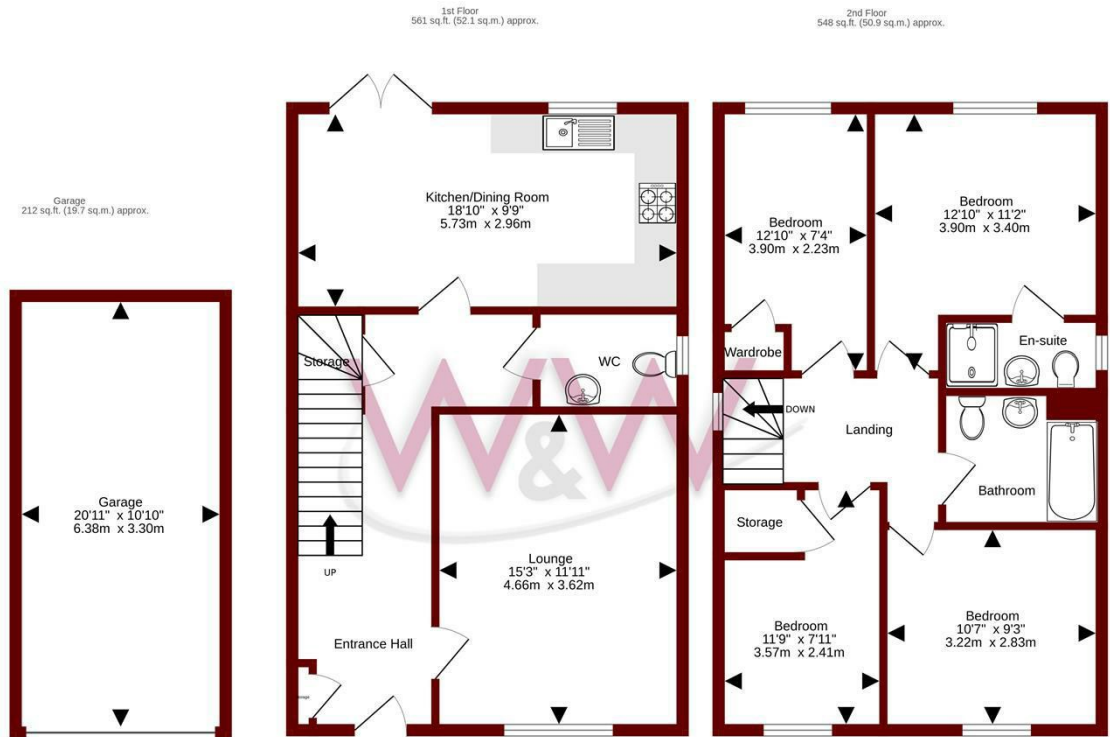
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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 : 1321 sq.ft. (122.7 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		95
(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 - E

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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