



139 Whiteley Way, Curbridge, Southampton, SO30 2LJ

Asking Price £489,995

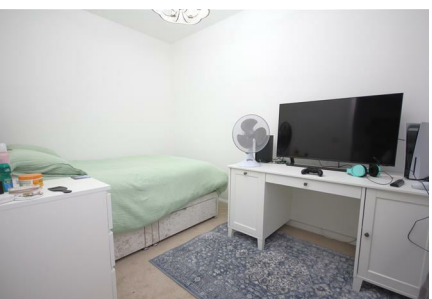


Whiteley Way | Curbridge
Southampton | SO30 2LJ
Asking Price £489,995

W&W are delighted to offer for sale this well presented 2024 built four bedroom detached family home. The property enjoys four bedrooms, lounge, 22'11ft open plan kitchen/dining room, study, downstairs cloakroom, modern bathroom & modern en-suite shower room to the main bedroom. The property also enjoys a rear garden, detached garage & driveway parking for multiple 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





Well presented & improved 2024 built four bedroom detached family home

No chain ahead

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

Impressive 21'11ft dual aspect open plan kitchen/dining room with bi-fold doors opening out to the rear garden

Stunning modern kitchen enjoying Silestone worktops, attractive cabinets with feature breakfast bar

Integrated appliances include double oven, five ring gas hob, fridge/freezer, dishwasher & washing machine

Spacious lounge with double doors opening out to the rear garden with inset blinds

Study with window to the front

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & en-suite

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

Three additional bedrooms

Landscaped rear garden with majority laid to lawn, paved patio area with display flower/shrubbery

In our opinion the garden offers great privacy with mature woodlands behind

Detached garage with power & lighting

Driveway parking for multiple vehicles

Estate management charge approx. £204.15 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

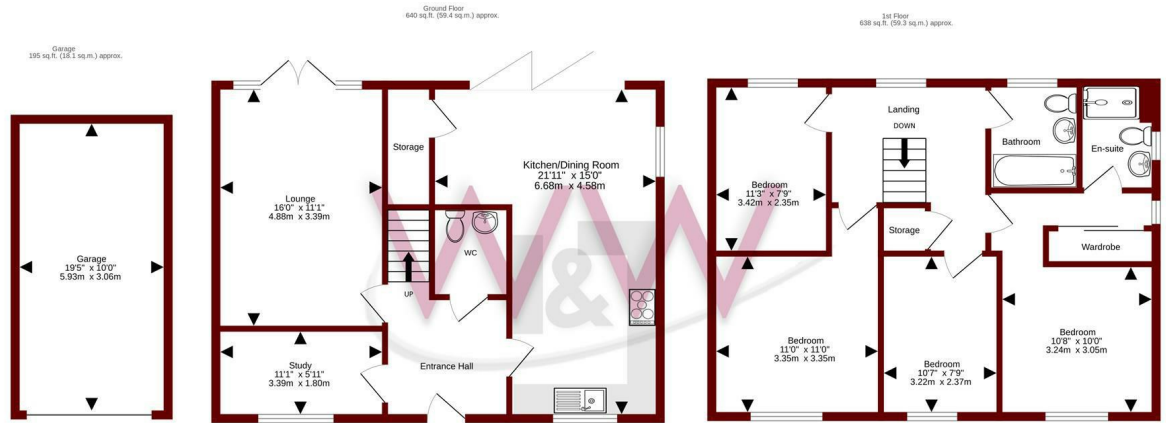
Sewerage - Mains

Heating - Gas central heating

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



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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		93
(81-91) B	84	
(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 - F

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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