



33 Brunel Way, Whiteley, PO15 7PW

Asking Price £390,000



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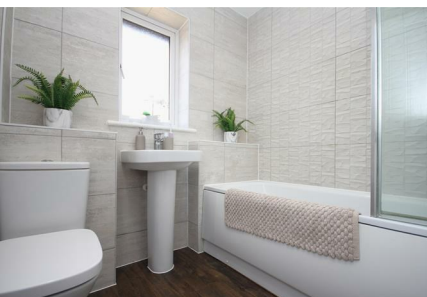
W&W are delighted to offer this well presented '2021' Taylor Wimpey built three bedroom detached family home. The property boasts three bedrooms, lounge, modern kitchen/dining room, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also boasts a rear garden & extended driveway parking for vehicles.

Situated in a popular residential area of Whiteley, Brunel Way offers convenient access to a range of local amenities, including shops, schools, leisure facilities and green spaces. Excellent road links provide easy access to the M27, Fareham, Southampton and Portsmouth, making this an ideal location for commuters and families alike.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Beautifully presented three bedroom '2021' Taylor Wimpey built detached home

Welcoming entrance hallway with understairs storage cupboard

Karndean flooring throughout the ground floor, en-suite & main bathroom

Spacious dual aspect lounge with feature media wall enjoying bespoke storage/shelving with lighting, remote controlled contemporary electric fire & double doors opening out onto the rear garden

Triple aspect modern kitchen/dining room enjoying attractive units & quartz worktops

Integrated appliances include 'AEG' double oven, induction hob, fridge/freezer, dishwasher & washing machine

Downstairs cloakroom comprising two piece white suite

Galleried landing

Main bedroom with window to the front & en-suite

Modern en-suite shower room comprising low profile double shower cubicle, attractive tiling, white suite & storage cupboard

Two additional bedrooms, one being dual aspect

Modern main bathroom comprising three piece white suite & attractive tiling

Feature made to measure shutters to the lounge & kitchen to remain

Southerly facing rear garden majority laid to lawn, paved patio area, shed to remain & side access

Extended driveway providing parking for multiple vehicles with EV charger to remain

Estate management charge approx. £240 PA

Fully owned 14 solar panels to the property

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

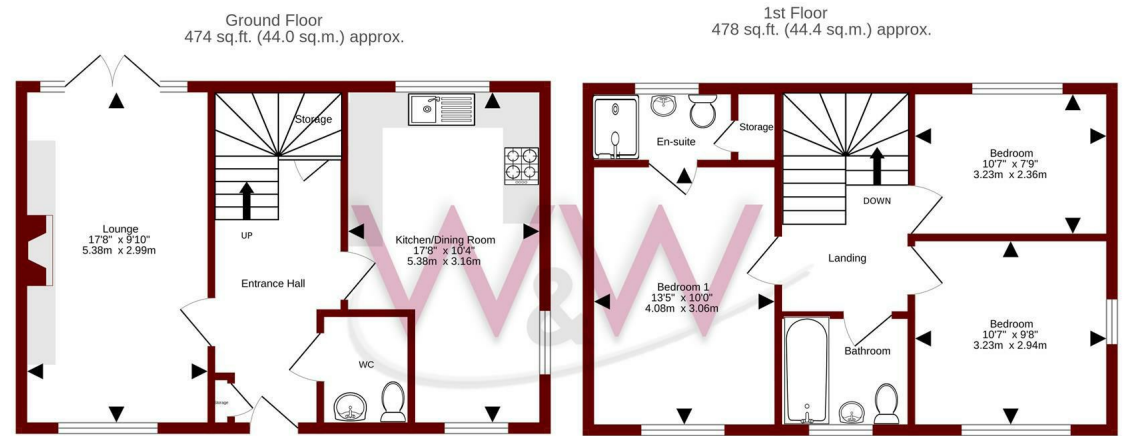
Sewerage - Mains

Heating - Gas central heating with Hive smart heating system

Broadband - There is broadband connected to the property

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

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



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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		95
(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 - D

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre
Whiteley Way
Whiteley
Hants
PO15 7PD
01489 580800
whiteley@walkerwaterer.co.uk
www.walkerwaterer.co.uk