

36 Avon Road, Curbridge, Southampton, SO30 2DR

Asking Price £490,000

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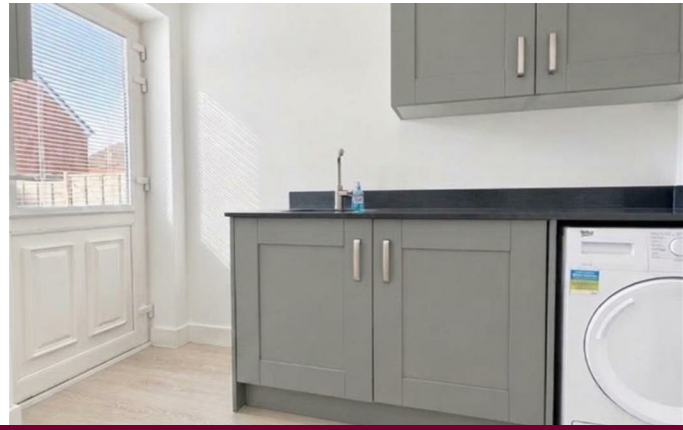
Featuring a newly landscaped south-westerly garden with a premium porcelain patio, this impeccably presented four-bedroom detached home benefits from a stunning 21ft triple-aspect kitchen/diner and a separate home office.

Situated in the sought-after village of Curbridge, near Botley, 36 Avon Road enjoys a peaceful residential setting with convenient access to local amenities, countryside and the River Hamble. Botley offers a range of shops, cafés, pubs and everyday facilities, while excellent road and rail links provide easy access to Southampton, Eastleigh and the wider Hampshire area. The nearby M27 also offers convenient connections for commuters.

The area is particularly appealing to families, with a choice of established primary schools nearby, including Cornerstone Church of England Primary School, alongside further investment in local education. The new Whiteley Secondary School is scheduled to open in September 2027, providing modern educational facilities for the growing community. The wider North Whiteley development also includes plans for an additional primary school, local shops, community facilities and recreational spaces, further enhancing the area's long-term appeal







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Beautifully presented four bedroom detached family home

Enhanced throughout with premium developer upgrades, including higher-grade flooring, an upgraded fitted kitchen with premium appliances, decorative light switches & electrical fittings, and extended luxury bathroom tiling

Offered with no forward chain

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

The entrance hall also enjoys built in understairs storage underneath the stairs

Impressively sized 21ft triple aspect kitchen/dining room

Modern kitchen boasting quartz worktops, attractive cabinets & breakfast bar

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

Utility room providing an integrated washing machine, space for a tumble dryer, and upgraded additional cupboard storage matching the main fitted kitchen

Spacious lounge with double doors opening out to the rear garden

Study with window to the front

Downstairs cloakroom

Main bedroom with en-suite

Modern en-suite shower room comprising three piece white suite with feature low profile large shower cubicle tray & attractive wall tiling

Three additional bedrooms

Main bathroom comprising three piece white suite

Landing with built in storage cupboard

Newly landscaped south westerly facing rear garden enjoying large porcelain paved patio area perfect for alfresco dining, artificial lawn area with shed to remain & rear access

Both the front and rear benefit from proximity lighting, while the rear garden also features fixed and solar guide lighting, which adds great security and evening ambiance

The left boundary is a no maintenance solid brick wall, and the rear features sturdy close-board fencing with a secure gate leading directly out to the three-car block-paved rear driveway

Estate management charge approx. £142 PA

Ample substantial boarded loft storage utilising the NHBC-approved LoftZone StoreFloor system to protect insulation and warranty. The loft space offers generous head height, providing an excellent opportunity for a future loft conversion

Benefiting from the peace of mind of a remaining NHBC structural warranty

Perfectly positioned for families, with the brand-new Whiteley Secondary School set to open in September 2027. The thriving local development also includes plans for an additional primary school and further community facilities

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

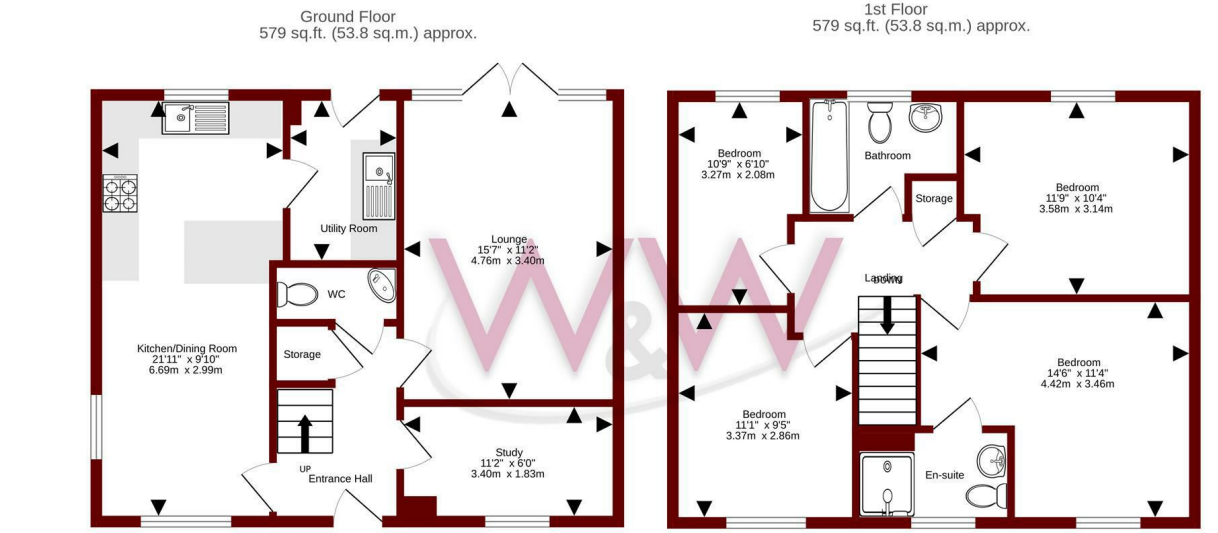
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

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



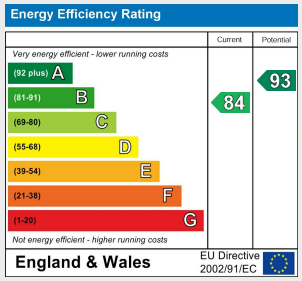






TOTAL FLOOR AREA : 1158 sq.ft. (107.5 sq.m.) approx.

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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Council Tax Band - E

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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