



99 Bluebell Way, Whiteley, PO15 7NU

Asking Price £340,000



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W&W are delighted to offer for sale this beautifully presented 2022 'Crest Nicholson' built three bedroom town house. The property enjoys three bedrooms, kitchen, lounge/dining room, cloakroom, family bathroom and modern en-suite shower room to the main bedroom. The property also benefits from a rear enclosed landscaped garden & allocated parking for vehicles to the rear.

Bluebell Way is ideally located for the modern family lifestyle, the Whiteley shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a few minutes away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. 'Cornerstone Primary School' is opposite the property & 'Whiteley Primary School' is also within walking distance





Beautifully presented 2022 'Crest Nicholson' built three bedroom town house

Versatile accommodation spanning across three floors

Welcoming entrance hall enjoying two built in storage cupboards & attractive grey wood effect laminate flooring flowing into the kitchen and downstairs cloakroom

Modern kitchen boasting marble effect worktops & attractive units

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

Lounge/dining room with double doors opening out onto the rear garden

Downstairs cloakroom comprising two piece white suite

Main bedroom to the top floor enjoying walk in bay window, built in wardrobes & en-suite

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

Two additional bedrooms & modern family bathroom to the first floor

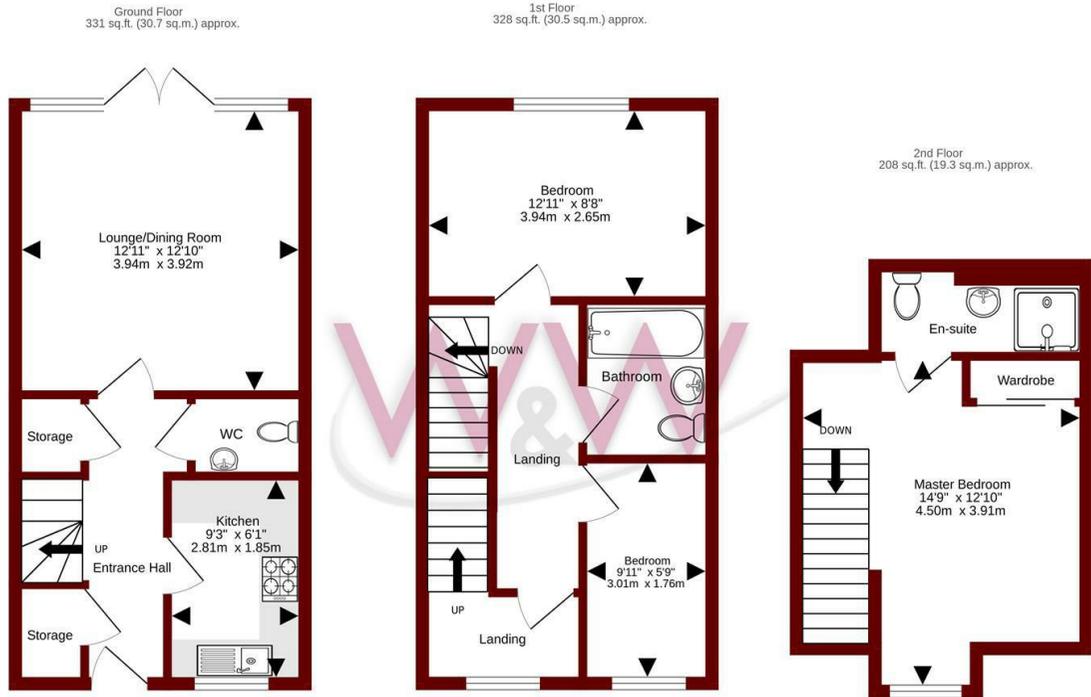
6 Years of the NHBC remaining

Rear landscaped low maintenance garden majority laid to paved patio, lawn area with raised flower beds & rear access

Allocated parking for two vehicles to the rear

Estate management charge TBC

Walking distance to local schools & amenities



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	89
(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 - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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