



121 Whiteley Way, Curbridge, Southampton, SO30 2LJ

Asking Price £425,000



Whiteley Way | Curbridge
Southampton | SO30 2LJ
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W&W are delighted to offer for sale this extremely well presented 2024 built three double bedroom detached town house. Internally, the property boasts three double bedrooms, lounge, modern kitchen/dining room, cloakroom, modern family bathroom & impressive master suite boasting walk in dressing room & modern en-suite shower room. The property also benefits from a rear enclosed garden, garage & driveway parking.

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.

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.





Well presented 2024 built three double bedroom detached town house

Attractive wood effect laminate flooring flowing throughout the ground floor

Spacious lounge with window to the front

Modern kitchen/dining room enjoying high gloss cabinets, Silestone worktops & built in understairs storage cupboard

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

Downstairs cloakroom

Two double bedrooms & modern family bathroom to the first floor

Impressive main bedroom to the top floor benefitting from it's own walk in dressing room fitted with built in wardrobes & en-suite

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

Beautifully landscaped rear garden enjoying attractive paved patio areas perfect for alfresco dining, raised sleepers with display flowers/shrubbery

Garage & driveway parking

Estate management charge TBC

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

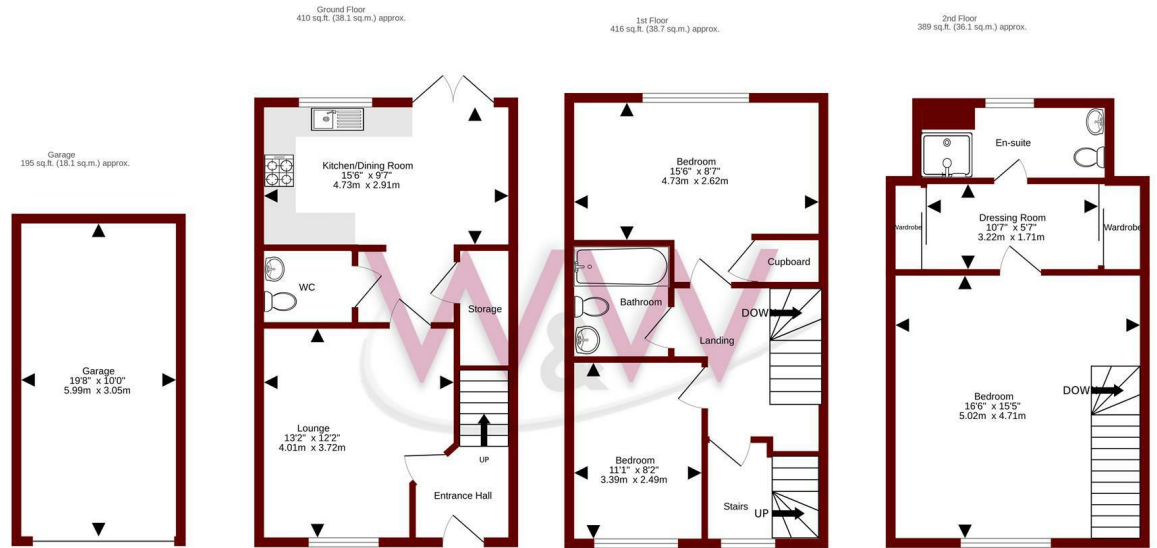
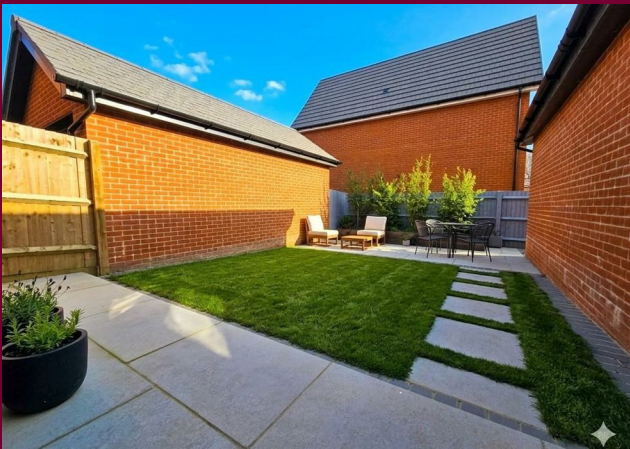
Sewerage - Mains

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 : 1410 sq.ft. (131.0 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 - E

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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