



43 Roebuck Avenue, Funtley, PO15 6TN

Asking Price £475,000

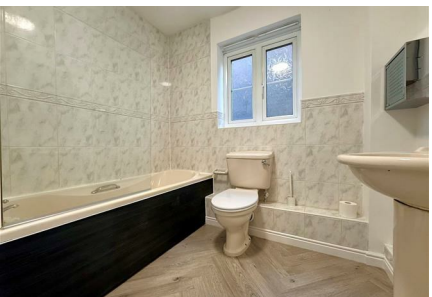


Roebuck Avenue |
Funtley | PO15 6TN
Asking Price £475,000

W&W are extremely delighted to offer for sale this well presented & improved four bedroom detached family home situated in an enviable position overlooking Funtley meadow and ideal for dog walkers within a quiet cul de sac. The property enjoys four bedrooms, 25'9ft lounge, kitchen/dining room, cloakroom, main bathroom & en-suite bathroom to the main bedroom. Outside, the property sits on an enviable plot providing stunning woodland/greenery views to the front, a landscaped rear garden, garage & driveway parking for multiple vehicles.

Roebuck Avenue is in the ever so popular 'Funtley Village' Location. The property is nicely situated within a 5 minute walking distance to the local pub 'The Miners Arms' & Within a 10 minute walk to the local convenience store. The property also benefits from great transport links with the M27 being only a 5 minute drive way.





Extremely well presented & improved four bedroom detached family home

Tucked away position within a cul de sac location

Beautiful views of Funtley Meadow to the front, making it a perfect dog walking location

'2025' Re-decorated & new flooring throughout

Entrance hall enjoying built in understairs storage cupboard

Impressively sized 25'9ft lounge with double doors opening out to the rear garden & feature brick surround fireplace with open fire

Kitchen/breakfast room enjoying double doors out to the rear garden, attractive worktops, wooden cabinets & integrated oven/hob with space for additional appliances

Downstairs cloakroom comprising two piece suite

13'8ft Main bedroom enjoying twin windows to the front overlooking open fields, built in wardrobes & en-suite

En-suite bathroom to the main bedroom comprising three piece suite

Three additional bedrooms with one benefitting from built in wardrobes

Main bathroom comprising three piece suite

Southwesterly facing landscaped garden majority laid to lawn, multiple decked sun terraces, display shrubbery/flowers & side access

Garage & driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

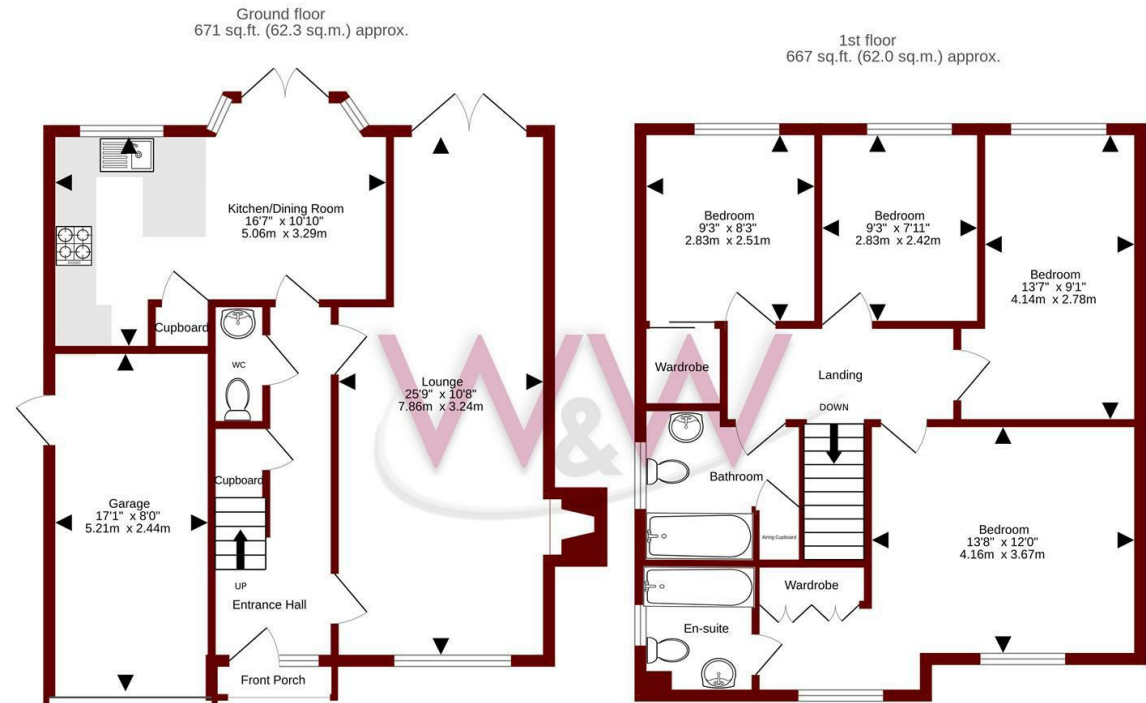
Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband currently 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: 1338 sq.ft. (124.3 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		
(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 - C

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk