



472 Whiteley Way, Curbridge, Southampton, SO30 2EE

Asking Price £390,000



Whiteley Way | Curbridge  
Southampton | SO30 2EE  
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W&W are delighted to offer for sale this well presented 2022 built three bedroom town house. 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 & parking for two vehicles.

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.





Well presented 2022 built three double bedroom 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 units, attractive 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 & en-suite

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

Landscaped rear garden enjoying decked sun terrace, artificial lawn & shed to remain

Allocated parking for two vehicles

Estate management charge TBC

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

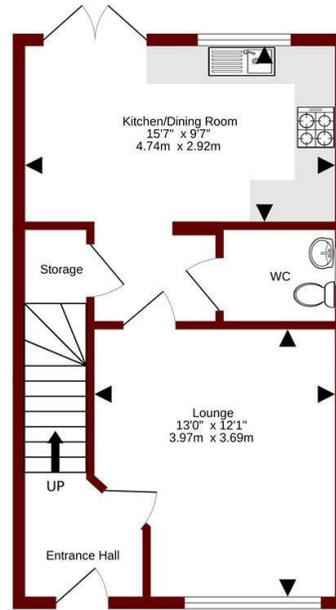
Broadband - There is broadband connected to the property

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

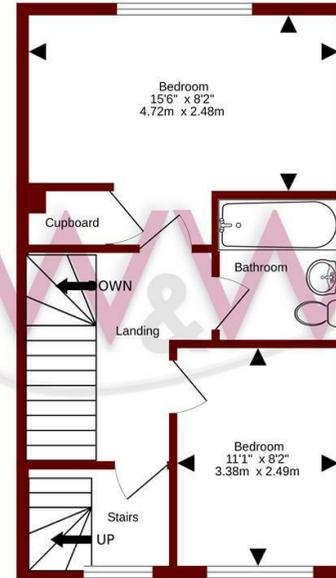
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



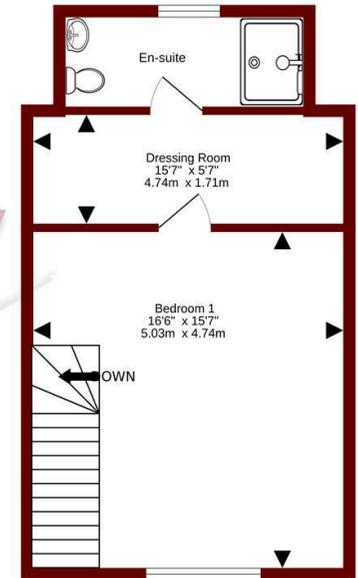
Ground Floor  
409 sq.ft. (38.0 sq.m.) approx.



1st Floor  
410 sq.ft. (38.1 sq.m.) approx.



2nd Floor  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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