



10 Cranesbill Road, Curbridge, Southampton, SO30 2GN

Asking Price £415,000



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W&W are delighted to offer for sale this extremely well presented '2022' built three bedroom detached home situated in an enviable position overlooking greenery to the front. The property enjoys three double bedrooms, lounge, open plan kitchen/dining room, utility room, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a garden, garage & driveway parking for multiple vehicles.

Cranesbill Road is in the brand new 'Whiteley Meadows' development. You'll find the development 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 then this is the perfect place for you. Botley train station is just 1.5 miles offering regular services to London Waterloo, Portsmouth and Southampton. When completed the development will also 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.





Extremely well presented '2022' built three bedroom detached home

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing throughout the ground floor

Dual aspect lounge enjoying walk in bay window, double doors opening out to the rear garden & understairs storage cupboard

Triple aspect open plan kitchen/dining room

Modern kitchen enjoying high gloss units, attractive worktops & breakfast bar

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

Utility room providing additional storage space & built in washing machine

Downstairs cloakroom comprising two piece white suite

Galleried landing

Dual aspect main bedroom enjoying built in wardrobes in the dressing area & en-suite

Modern en-suite shower room comprising three piece white suite & attractive tiling

Two further bedrooms with one benefitting from built in wardrobes

Modern family bathroom comprising three piece white suite

Southerly facing landscaped rear garden majority laid to lawn with paved patio

Garage

Driveway parking for multiple vehicles with EV charger to remain

Privately owned solar panels

Estate management charge approx. £426 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

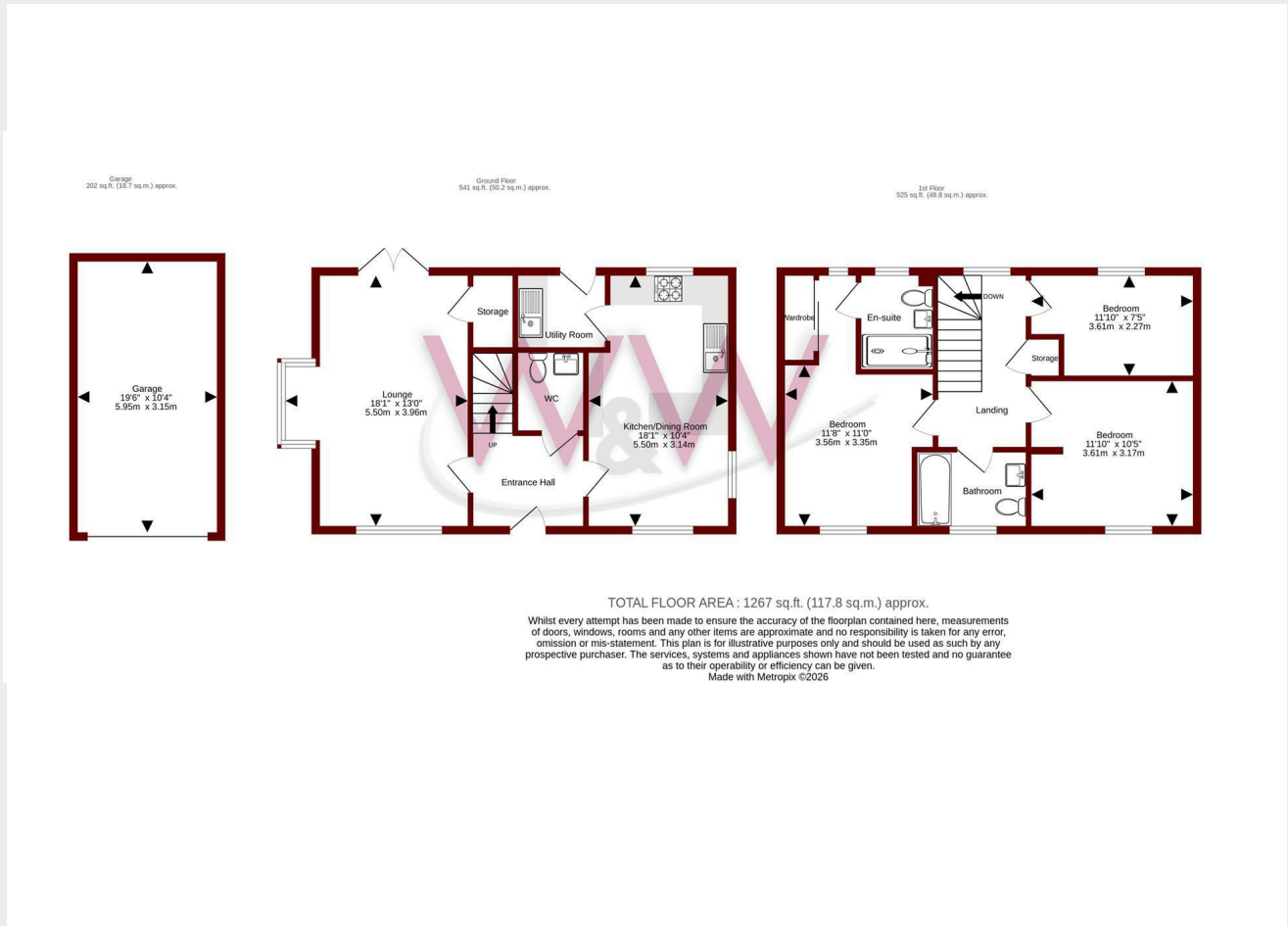
Sewerage - Mains

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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	100+	100+
(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 - D

Tenure - Freehold

Current EPC Rating - A

Potential EPC Rating - A

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