



84 Bluebell Way, Whiteley, PO15 7FF

Offers In Excess Of £330,000



Bluebell Way |

Whiteley | PO15 7FF

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W&W are delighted to offer for sale this beautifully presented 2022 built three bedroom semi detached home. The property boasts three bedrooms, lounge, modern kitchen/dining room, cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage & parking.

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 short walk away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. The property is also within walking distance of the local Cornerstone Primary School.





Beautifully presented '2022' built three bedroom semi detached home

Entrance hall enjoying attractive wood effect flooring into the cloakroom, kitchen/dining room, en-suite & main bathroom

Spacious lounge enjoying bespoke fitted downstairs storage cupboards

Open plan kitchen/dining room with double doors opening out onto the rear garden & built in storage cupboard

Modern kitchen enjoying integrated oven, hob, fridge/freezer, washing machine & dishwasher

Downstairs cloakroom

Main bedroom benefitting from built in storage & en-suite

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

Two additional bedrooms

Built in storage cupboard to the landing

Modern main bathroom comprising three piece white suite & attractive wall tiling

Made to measure shutters to the lounge & all three bedrooms to remain

Rear landscaped garden laid to lawn with display flowers/shrubbery, paved patio area perfect for alfresco dining & rear access

Garage & driveway parking

Estate management charge approx. £190 PA

### **ADDITIONAL INFORMATION**

Property construction - Timber framed

Electricity supply - Mains

Water supply - Mains

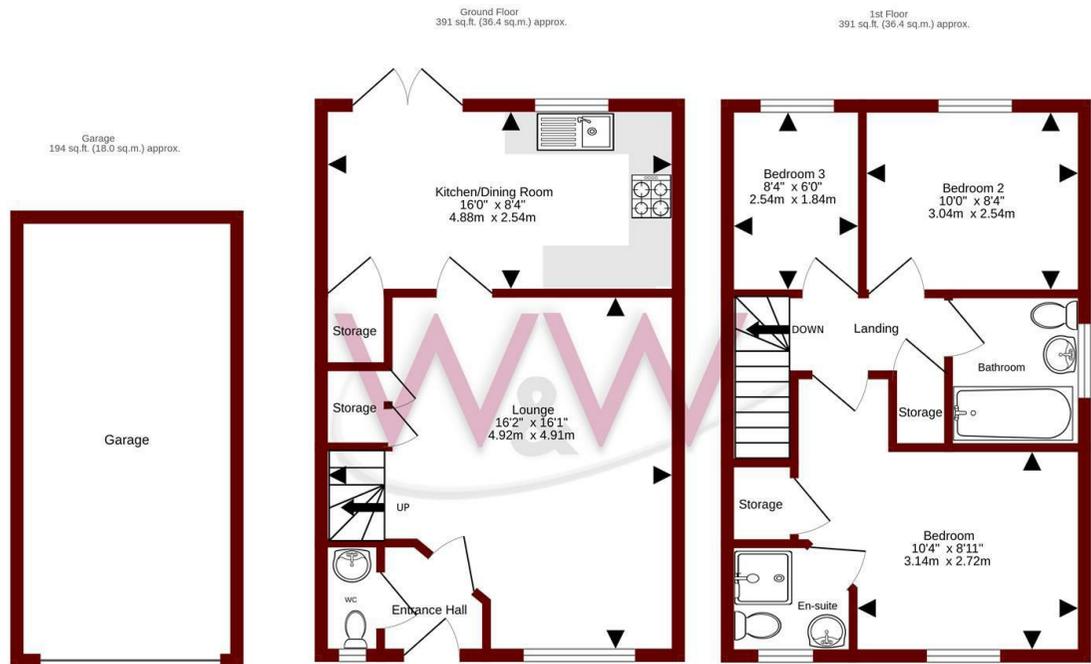
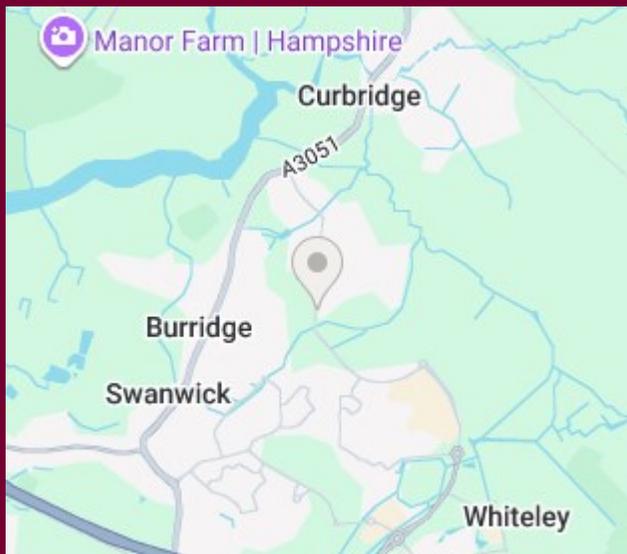
Sewerage - Mains

Heating - Gas central heating with combination boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by See the light

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: 977 sq.ft. (90.7 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>96</b>
(81-91) <b>B</b>		<b>83</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 - £2240 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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