



1 Cuckoo Road, Whiteley, PO15 7RP

Asking Price £425,000



Cuckoo Road |

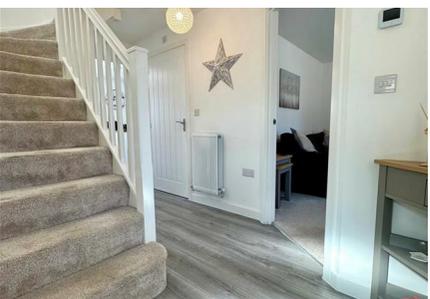
Whiteley | PO15 7RP

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

Cuckoo Road 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 few minutes away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. 'Cornerstone Primary School' is close to the property & 'Whiteley Primary School' is also within walking distance





Beautifully presented 2022 built three bedroom detached family home sitting on an enviable corner plot

Vastly Improved with a comprehensive number of additional upgrades through the home

In our opinion we feel that the property is extremely light, bright & airy

Welcoming entrance hall enjoying attractive wood effect LVT flooring flowing into the kitchen/dining room, utility room & downstairs cloakroom

Spacious living room with window to the front

Dual aspect kitchen/dining room with double doors opening out to the rear garden

Modern kitchen with quartz worktops & high gloss cabinets

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

Utility room with matching worktops/cabinets providing additional storage space & integrated washer/dryer & single freezer

Downstairs cloakroom comprising two piece white suite

Galleried landing with two built in storage cupboards

Main bedroom benefitting from built in wardrobes & en-suite

Dual aspect modern en-suite shower room comprising three piece white suite with feature low profile shower cubicle tray & attractive wall/floor tiling

Two additional double bedrooms with one being of dual aspect

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

Westerly facing landscaped garden enjoying lawn area with raised sleepers displaying flowers/shrubbery, attractive porcelain paved patio area perfect for alfresco dining

Garage nearby with power & lighting

Driveway parking

Estate management charge approx. £251 PA

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

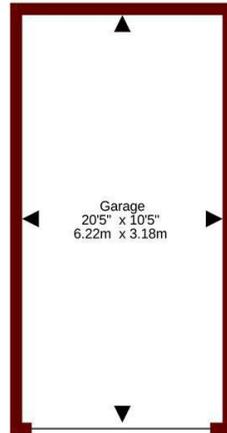
Broadband - There is broadband connected to the property

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

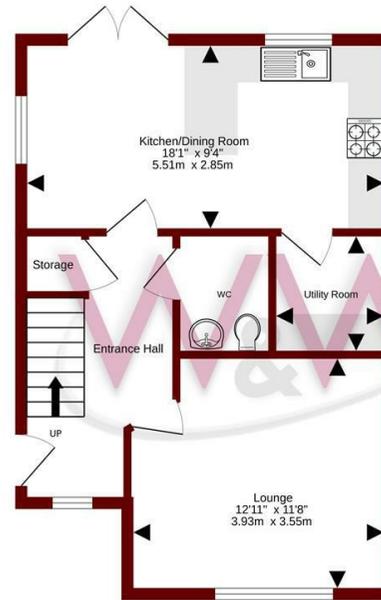
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



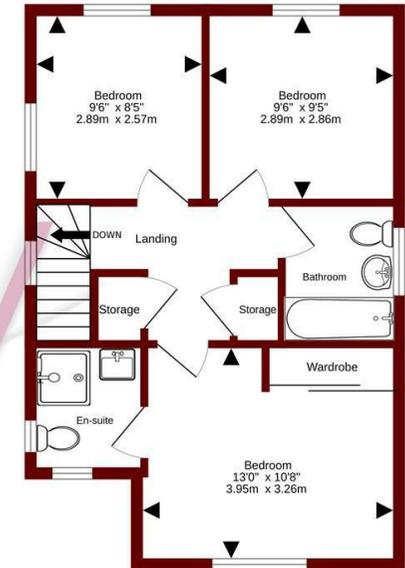
Garage  
213 sq.ft. (19.6 sq.m.) approx.



Ground Floor  
464 sq.ft. (43.1 sq.m.) approx.



1st Floor  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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			94
(81-91) B		83	
(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 - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

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