



Watertower Way, Basingstoke, Hampshire, RG24 9RF Guide Price £360,000

As you step through the doors, you are greeted by an expansive sitting/dining room that flows effortlessly into a spacious, contemporary kitchen/breakfast room, complete with appliances. The dual-aspect living room beckons with its rear entrance to a courtyard garden, offering an inviting space to relax and entertain. Upstairs, discover four generously proportioned double bedrooms adorned with large, double-paned Georgian windows, each standing at an impressive 2.2 meters tall and a meter wide. Bathed in natural light, these windows not only amplify the home's character but also contribute to a bright and airy atmosphere. Here, vaulted ceilings soar to nearly three meters, elevating the sense of luxury and space throughout. Infusing modern innovation with comfort, this home features a heat exchange system that efficiently regulates air quality and maintains optimal humidity levels. With double-thick internal walls and superior insulation, the residence remains comfortably warm while minimizing sound transmission, ensuring peace and tranquillity. Outside, a quaint back patio area beckons for alfresco dining and relaxation, granting access to the conveniently located resident-only car park with two allocated spaces. Overlooking a meticulously manicured garden and children's playground, the property is also in close proximity to a prestigious primary school, offering an ideal setting for family living and modern convenience.



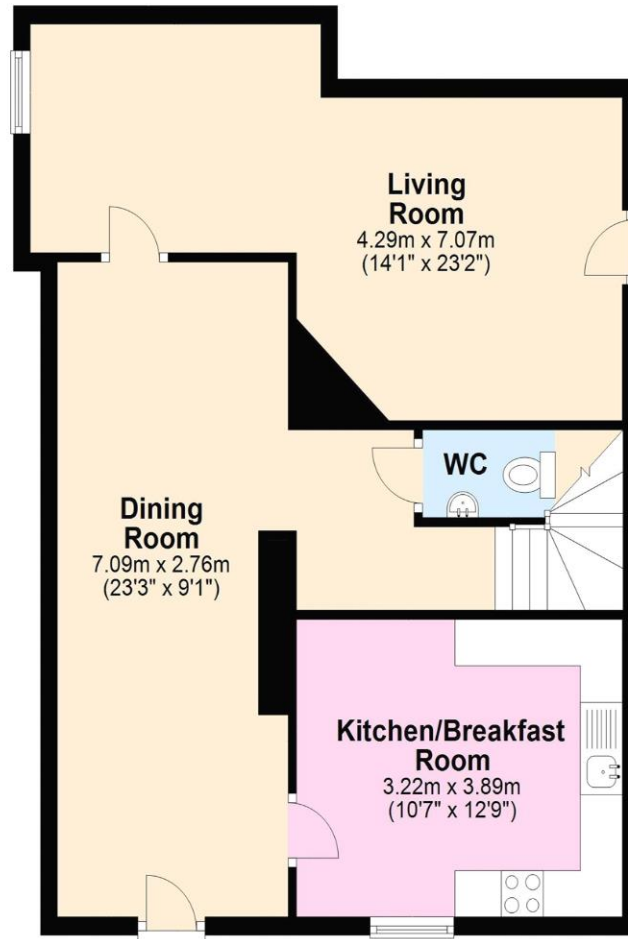


- NO ONWARD CHAIN!
- LARGE FOUR/FIVE BEDROOM HOUSE
- GENEROUS KITCHEN/BREAKFAST ROOM
- GOOD-SIZED LIVING ROOM
- MODERN THROUGHOUT
- SPACIOUS DINING ROOM
- FLEXIBLE LIVING
- EN-SUITE TO MASTER BEDROOM
- FLEXIBLE LIVING
- TWO ALLOCATED PARKING SPACES
- EXCELLENT COMMUTER LINKS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

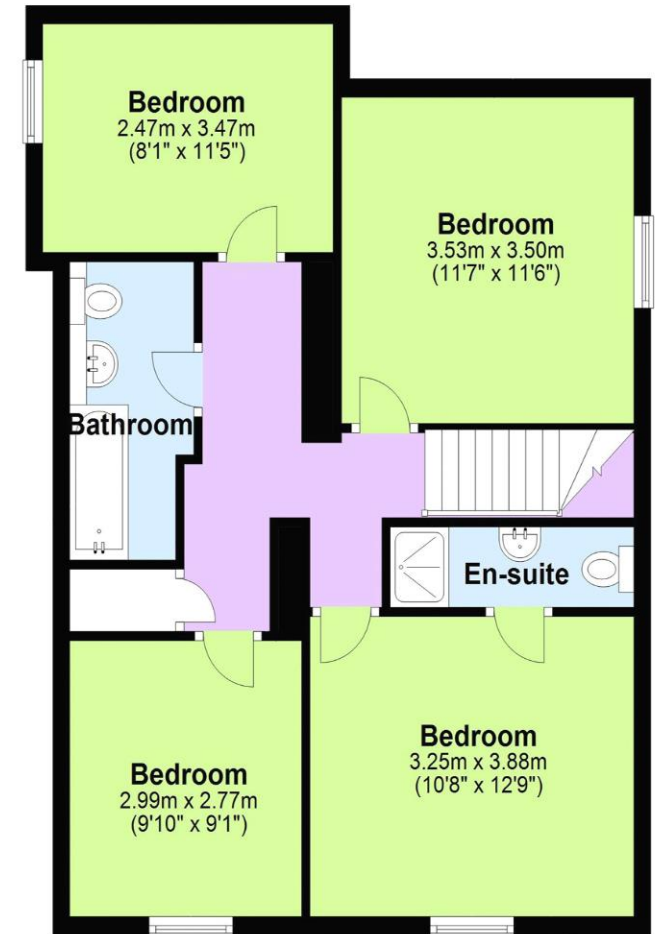
Ground Floor

Approx. 63.1 sq. metres (679.4 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.4 sq. feet)



Total area: approx. 126.2 sq. metres (1358.9 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.



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