



Watertower Way, Basingstoke, Hampshire, RG24 9RF £325,000

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.

Service Charges - £136.11PCM
Ground Rent - N/A



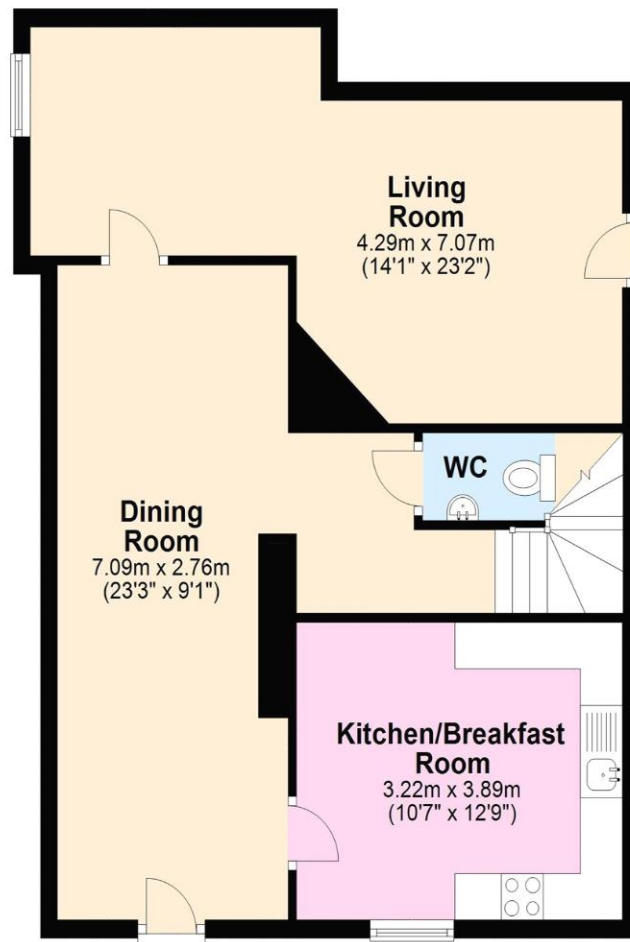


- NO ONWARD CHAIN!
- LARGE FOUR/FIVE BEDROOM HOUSE
- GENEROUS KITCHEN/BREAKFAST ROOM
- GOOD-SIZED LIVING ROOM
- MODERN THROUGHOUT
- SPACIOUS DINING ROOM
- FLEXIBLE LIVING
- EN-SUITE TO MASTER BEDROOM
- FLEXIBLE LIVING
- TWO ALLOCATED PARKING SPACES
- EXCELLENT COMMUTER LINKS



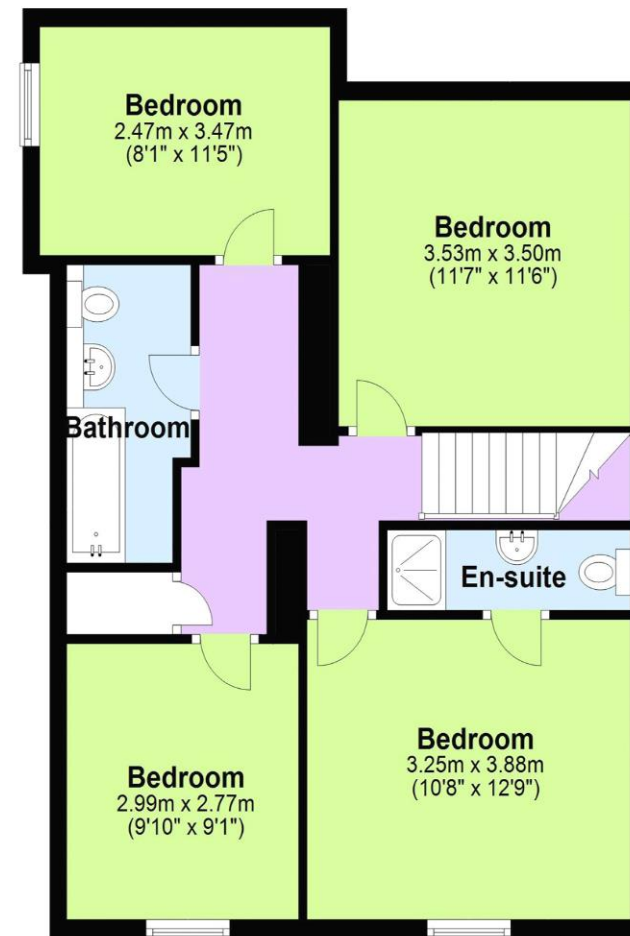
Ground Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



LODDON PROPERTIES

TEL: 01256 808 454

Chineham Shopping Centre Reading Road Chineham Basingstoke Hampshire
 RG24 8BQ
 info@loddonproperties.com
 www.loddonproperties.com