



**The Carriage Drive, Basingstoke, Hampshire,
RG24 9WG**

Offers Over: £465,000

LODDON PROPERTIES introduces a meticulously maintained four-bedroom, mid-terrace house spread across three floors. The entrance hall on the ground floor is welcoming, offering abundant built-in storage, a cloakroom, and a cozy study/snug area. The open plan kitchen/dining area boasts an open floor plan, enhanced by double patio doors that invite ample sunlight, making the space bright and inviting. The kitchen is well-appointed with high end integrated appliances and has direct access to the garden, ideal for outdoor meals and gatherings. The first floor houses a generously sized living room suited for family activities, alongside the master bedroom which benefits from a contemporary family bathroom featuring a shower over the bath. The top floor is home to three further bedrooms; two are doubles, offering plenty of room for rest, while the fourth, a single room, is perfect for a child or as a home office.

Outdoors, the property enjoys a south-facing garden with a patio area for open-air dining and a lawn. Additional perks include assigned parking, a garage and ample visitor parking. Located in Carriage Drive, within the Parish of Rooksdown, this home is perfectly positioned near various amenities including Basingstoke Hospital, a well-regarded pharmacy, Weybrook Park Golf Club, hairdressing services, Costa Coffee, and an excellent primary school, all within easy walking distance.

NO CHAIN!! TENURE: Freehold EPC RATING: B
COUNCIL TAX BAND: E



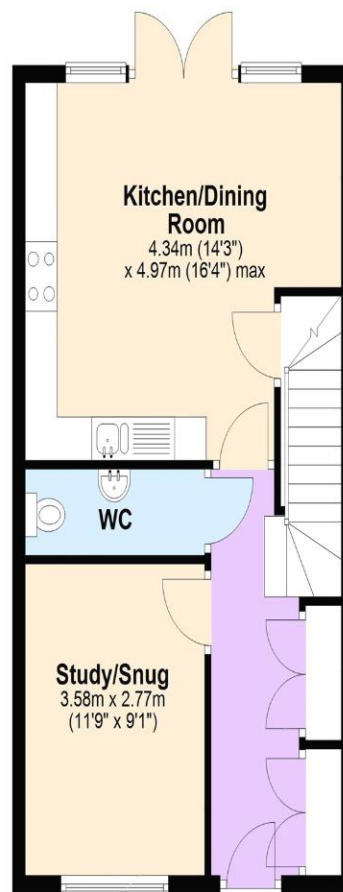


- FOUR BEDROOM HOME
- STUNNING OPEN PLAN KITCHEN/DINING ROOM
- SNUG/OFFICE
- THREE DOUBLE BEDROOMS
- ONE SINGLE BEDROOM
- TWO FAMILY BATHROOMS
- SHOW HOME CONDITION THROUGHOUT
- GARAGE AND OFF ROAD PARKING
- FULLY ENCLOSED GARDEN
- NO CHAIN

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

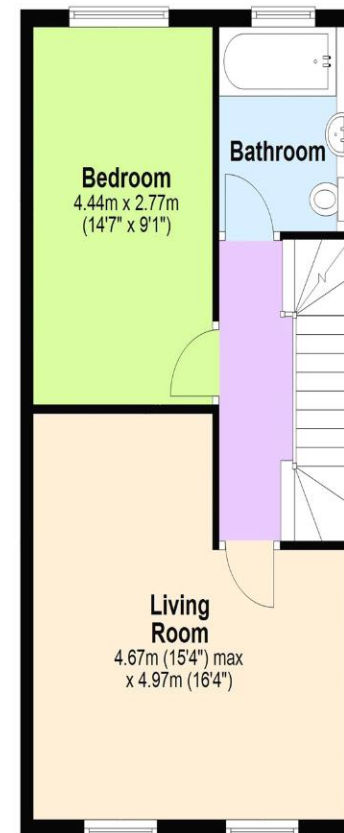
Ground Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



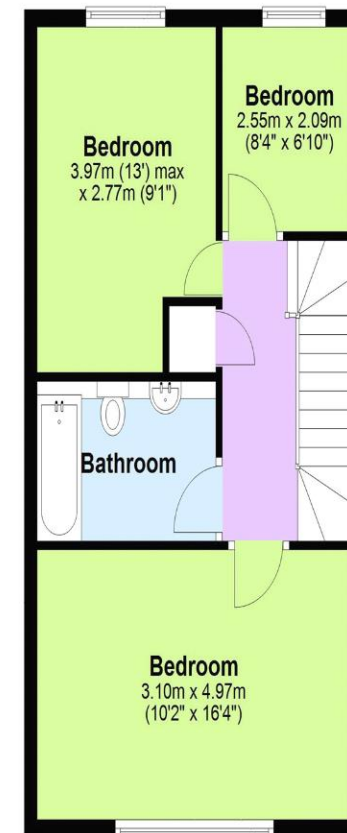
First Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



Second Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 135.8 sq. metres (1462.1 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.



LODDON PROPERTIES

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