



The Carriage Drive, Basingstoke, Hampshire, RG24 9WG

£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 a double 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!! Call one of the team to secure your appointment now! 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

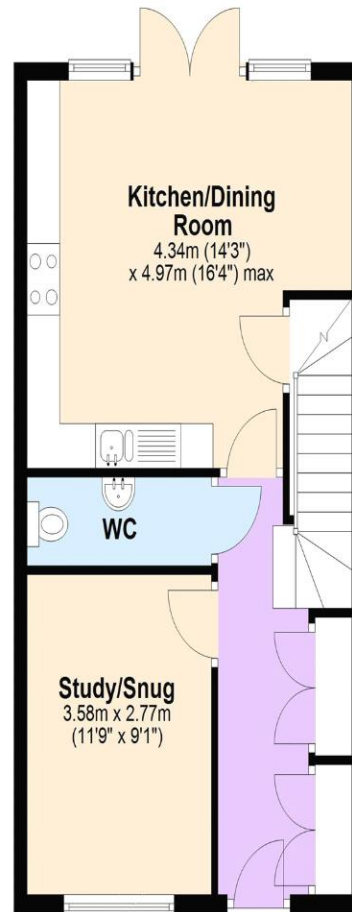
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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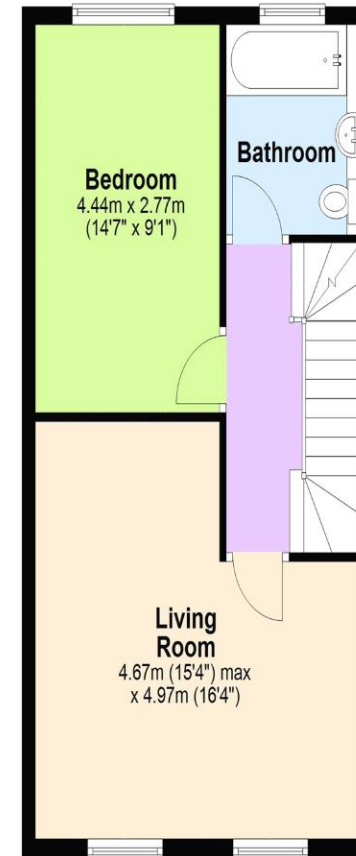
Ground Floor

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



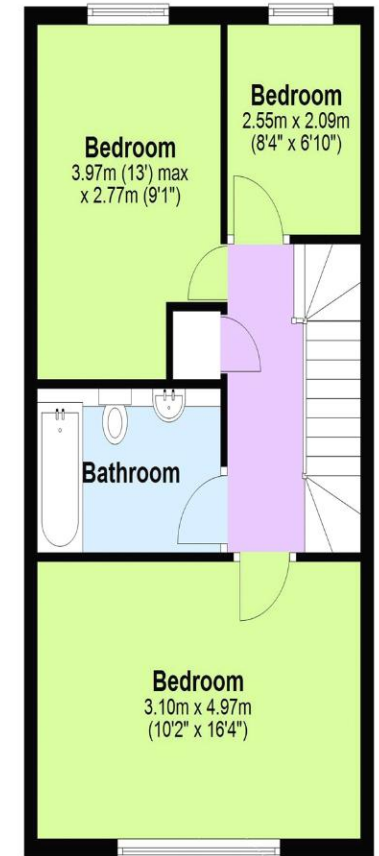
First Floor

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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