



Sorrells Close, Basingstoke, Hampshire, RG24 8TB

Monthly Rental Of £2,000


LODDON PROPERTIES offer this four bedroom, detached executive home situated in a sought after area to the rental market. On approach this beautiful family home is immaculately presented with a large frontage and driveway parking offering ample space for multiple vehicles. On entrance you are greeted by generous entrance hall giving access to the downstairs cloakroom, built in storage and the spacious living room with bay window and feature fireplace. The lounge also opens to the large dining room with french doors opening to the stunning landscaped garden. The kitchen/breakfast room has been designed to a high specification and benefits from integrated appliances. High gloss cabinets, wood work surfaces and breakfast bar lead into a matching utility room with door into the garage and door out to the enclosed rear garden. Upstairs can be found four good-sized bedrooms, with the master featuring a beautiful ensuite shower room and fully fitted wardrobes. A storage cupboard and finally a modern family bathroom with shower over bath complete the upstairs. The generous rear garden is fully enclosed and comprises of a large patio area with decorative edging, large lawn and additional paved seating area with pergola over, perfect for alfresco dining and entertaining. Situated in a quiet road within Chineham boasting local amenities, plenty of green areas, a shopping centre with retail outlets, doctors, dentist and highly recommended schools. Basingstoke town centre is a short drive away with a wide range of retail and recreational facilities, bars and restaurants. With great commuter routes to the M3 & M4 and a mainline railway station with fast trains to London Waterloo (approx. 45 minutes) this property is an ideal starter/family home in a very sought after location. This property is AVAILABLE EARLY NOW, Call now for your personal viewing appointment! LET AVAILABLE DATE: 15/09/2024 DEPOSIT: £2,307.69 if offer accepted at £2,000PCM MINIMUM TENANCY: 12 Month contract with 6 month break clause LET TYPE: Landlord Flexible FURNISH TYPE: Unfurnished COUNCIL TAX BAND: E EPC RATING: C





- DETACHED FOUR BEDROOM FAMILY HOME
- SPACIOUS KITCHEN/BREAKFAST ROOM
- OPEN PLAN LIVING AND DINING ROOM
- GENEROUS UTILITY ROOM
- EN-SUITE TO MASTER BEDROOM
- AVAILABLE NOW
- FAMILY BATHROOM WITH SHOWER OVER BATH
- GARAGE & GENEROUS DRIVEWAY PARKING
- LARGE LANDSCAPED GARDEN
- LOCAL AMENITIES WITHIN WALKING DISTANCE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	69	
(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 	

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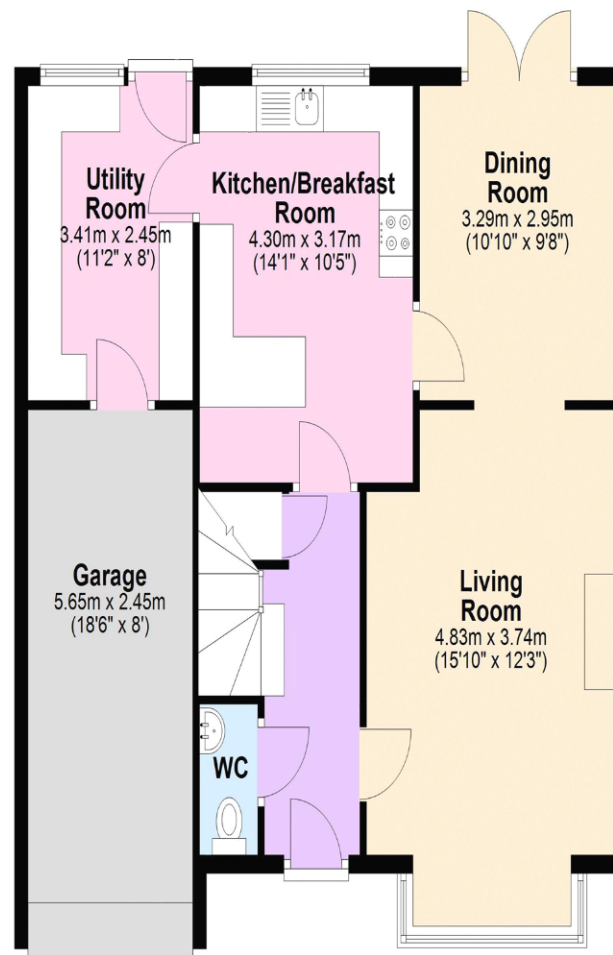


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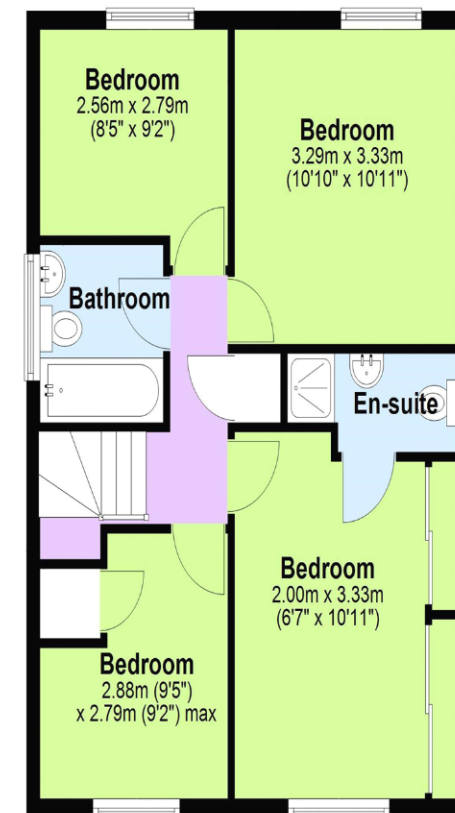
Ground Floor

Approx. 75.7 sq. metres (814.9 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



Total area: approx. 127.2 sq. metres (1369.1 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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