



**Shooters Way, Basingstoke, Hampshire, RG21  
5PP**

**Guide Price £425,000**



Loddon Properties is delighted to present this beautifully maintained three bedroom family home, offering spacious and flexible living accommodation, a private garden, and a large integral garage. This wonderful property is ideal for families, couples, or professionals looking for a comfortable and versatile home with excellent access to local amenities, schools, and transport links. Upon entering the property, you are greeted by a bright and welcoming hallway, leading into the spacious living room — a fantastic space for relaxing and spending time with family. Large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The modern kitchen is thoughtfully designed with plenty of workspace and storage, as well as a charming breakfast area perfect for casual dining. Adjacent to the kitchen is a separate dining room, ideal for more formal meals or entertaining guests. The ground floor is completed by a highly practical utility room and internal access to the sizeable garage, offering great additional storage and flexibility for hobbies, a home gym, or workshop space. Upstairs, the first floor hosts three generously sized bedrooms. The principal bedroom provides a peaceful retreat, while the second and third bedrooms offer excellent versatility for children's rooms, a guest room, or a home office. A well-appointed family bathroom serves all three bedrooms, featuring a modern suite with a bath and overhead shower. Outside, the property benefits from a private landscaped rear garden — perfect for children to play or for outdoor entertaining during the warmer months. To the front, there is a driveway providing convenient off-road parking, leading to the integral garage. This fantastic property is ready to move into and offers a brilliant opportunity for buyers seeking a spacious, well located family home. Shooters Way is conveniently located just North of Basingstoke Town Centre and is walking distance to the shopping and recreational facilities of Festival Place, including bars, restaurants, cinema, theatre, sports centres etc. Basingstoke train station is a short walk away with commuter services to London (Waterloo in 45 minutes). Closer by, there is a convenience store, large supermarket, and well regarded schooling plus good bus links around the town. The M3 motorway is easily reached via Junction 6 and 7 to London and The South. Contact Loddon Properties today to arrange your viewing - Open Day 10th May 2025! TENURE: FREEHOLD COUNCIL TAX BAND: C EPC RATING: D





- THREE BEDROOM FAMILY HOME
- MODERN KITCHEN WITH BREAKFAST AREA
- SEPERATE DINING ROOM
- BRIGHT AND AIRY LIVING ROOM
- FAMILY BATHROOM WITH SHOWER OVER BATH
- UTILITY ROOM & INTEGRAL GARAGE
- PRIVATE ENCLOSED GARDEN
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO THE TRAIN STATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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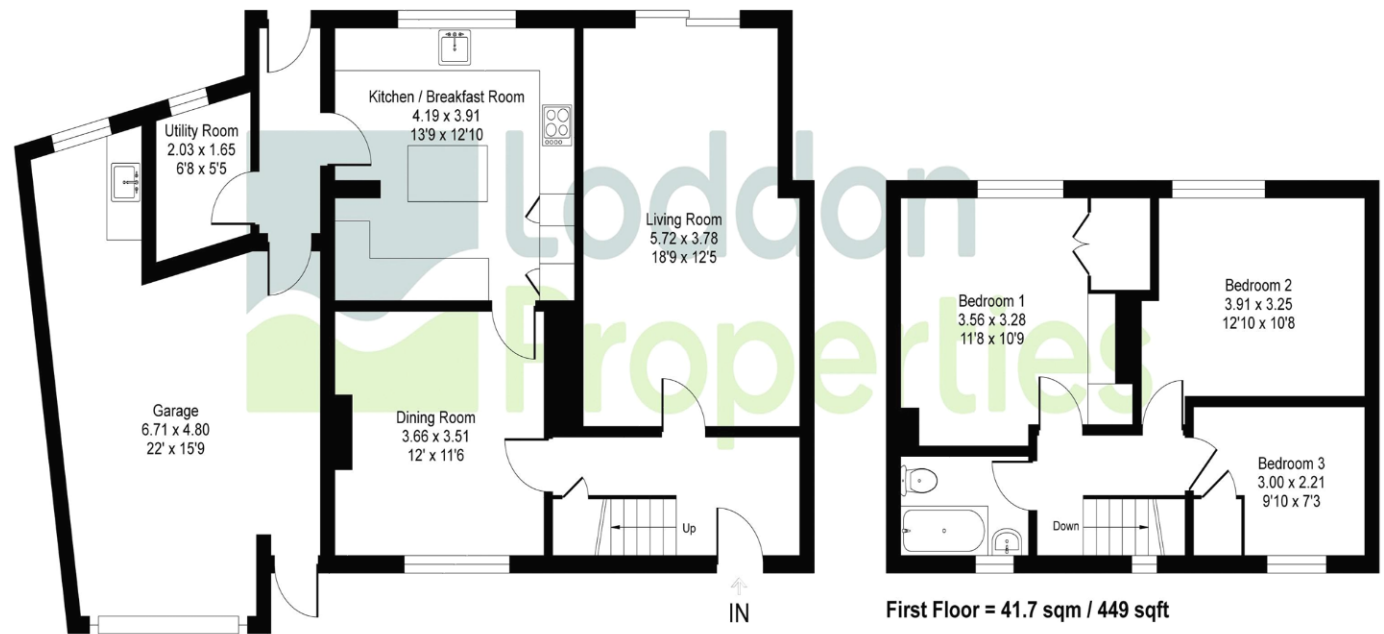
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## Shooters Way

Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft  
Approximate Garage Internal Area = 25.2 sq m / 272 sq ft  
Approximate Total Internal Area = 135.1 sq m / 1455 sq ft

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**Ground Floor = 68.1 sqm / 734 sqft**

**First Floor = 41.7 sqm / 449 sqft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**LODDON PROPERTIES**

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