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Cranesfield, Sherborne St John, Basingstoke

£460,000

**BELVOIR!**



## Key Features

- > Immaculate detached home in Sherborne St John
- > Quiet cul-de-sac position
- > Three bedrooms
- > Sitting/dining room
- > Conservatory/sunroom
- > Kitchen/breakfast room
- > En-suite to the main bedroom
- > Separate modern bathroom
- > Tenure: Freehold
- > EPC rating D



### PROPERTY:

An opportunity to acquire a detached, well maintained modern home in an exclusive quiet cul-de-sac in Sherborne St John.

### ACCOMMODATION:

On entry to the property at the front, you proceed into a welcoming entrance hallway which has a ground floor WC and a cupboard. Access is provided to the spacious sitting/dining room with understairs cupboard and onward access to the sunroom/conservatory. To the left of the hallway, a modern, tasteful kitchen/breakfast room with door to the side, completes the ground floor accommodation.

The first floor has three bedrooms with an en-suite to the main bedroom and a family bathroom. A spacious landing with airing cupboard completes the internal accommodation.



**OUTSIDE:**

Externally, the property is accessed from the front via a driveway with off road parking and an area of lawn. The rear garden is a pleasant feature having been well maintained to include a lawn and shrub borders together with a beautiful patio terrace. The detached garage to the rear of the garden (accessible to the rear by car and via a door from the garden) provides a useful storage facility.

**LOCATION:**

Sherborne St John is a small, favoured village with Church, located to the north of Basingstoke town centre. The village provides a subtle blend of country living with open country walks immediately at hand but with the added convenience of excellent quick links to Basingstoke town centre and the hospital. The mainline station provides fast links to London Waterloo in approximately 45/50 minutes. The M3 motorway provides fast convenient links to London and the south coast and is accessible within a few miles.

**LOCAL AUTHORITY:** Basingstoke & Deane

**COUNCIL TAX:** D



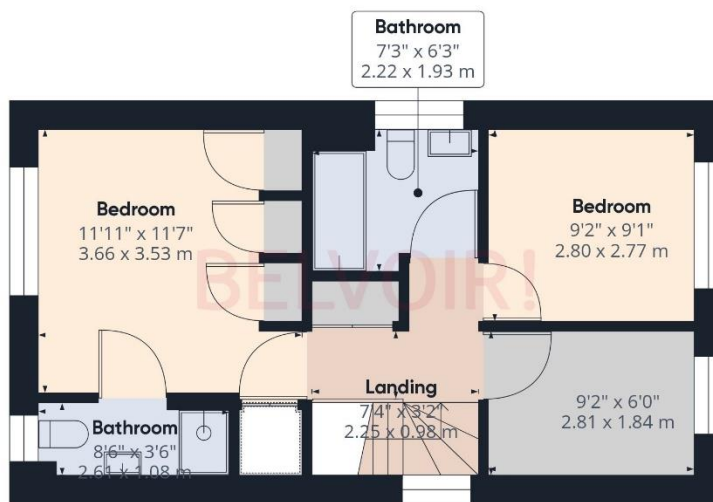
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area

1077.2 ft<sup>2</sup>

100.07 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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