



3  2  2 

Old Worting Road, Basingstoke

OFFERS OVER £500,000

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## Key Features

- > Stunning modern detached home
- > 3 bedrooms
- > En-suite to main bedroom
- > Family bathroom & separate ground floor WC
- > Wonderful open plan kitchen/dining room
- > Living room with open plan access to the dining area
- > Detached home office (requires completion)
- > Garage
- > Gas central heating
- > Tenure: Freehold
- > EPC rating C
- > No forward chain



## PROPERTY

This stunning three-bedroom detached family home offers a perfect blend of contemporary design and traditional features, creating a welcoming and comfortable family home. The current vendor has maintained and upgraded the property to a high standard whilst retaining character and charm throughout with traditional features and styling.

## ACCOMMODATION

As you enter the property, the entrance hall sets the tone for the rest of the home with access to most of both sides of the main reception space. The ground floor offers an exceptional kitchen/breakfast room fusing traditional and contemporary designs, creating a unique and stylish space. The modern high quality fitted kitchen blends in to the dining room with patio doors to the garden at the rear and also provides access to the living room at the front, and integral garage to the side. Completing the accommodation on the ground floor is a WC, accessed from the hallway.



Upstairs, there are three bedrooms with an en-suite to the main bedroom and a family bathroom as well as a spacious landing area. The family bathroom and en-suite shower room have high-end modern fixtures and fittings, ensuring comfort and convenience.

### OUTSIDE

The property boasts a garden to the rear with patio terrace to the left-hand side of the garden. There is a detached home office which whilst completed on the outside, would require some minor finishing touches on the inside. To the front there is off road parking on the driveway and access to the integral garage.

Overall, this property is an exceptional family home, offering ample space, modern features, and traditional design elements. Its convenient location and impressive list of features make it a must-see property for anyone looking for a spacious family home close to the town centre in Basingstoke.

**LOCAL AUTHORITY** Basingstoke & Deane

**COUNCIL TAX** Band: E

**TENURE** Freehold

**EPC** C



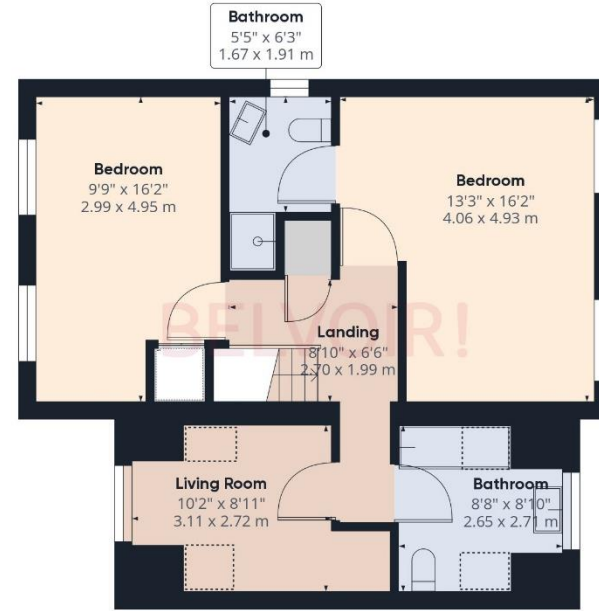
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1502.96 ft<sup>2</sup>

139.63 m<sup>2</sup>

Reduced headroom

19.4 ft<sup>2</sup>

1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

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