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Divot Way, Basingstoke

Offers in excess of £400,000

BELVOIR!



Key Features

- > Stunning end-terraced home in Gillies Meadow
- > Four bedrooms
- > Bathroom & separate en-suite shower room
- > Modern kitchen
- > Living room/dining room
- > Ground floor WC
- > Lovely landscaped garden
- > Parking for three cars (if shed removed on front driveway)
- > Tenure: Freehold
- > Solar panels providing top up to electricity and hot water
- > Close to local school, nursery and play area
- > Remainder of NHBC certificate until 2027



INTRODUCTION

An immaculate, improved and very versatile four-bedroom family home, situated in a quiet small cul-de-sac, close to local amenities in Gillies Meadow on the northern edge of the town. The present vendor has made a number of internal and external improvements to the property including upgraded flooring and a complete re-design of the rear garden to incorporate a patio, lawn and raised border area.

ACCOMMODATION

On entry to the property at the front, you proceed into a welcoming entrance hallway which has a ground floor WC, spacious cupboard and provides access to the modern kitchen room with front aspect and living room with rear aspect. The specification of fittings in the kitchen is high with quality appliances, worktops and cupboard storage. The flooring throughout the ground floor is 'Amtico' with a wood effect finish, complementing the tastefully decorated rooms.



To the rear of the hallway, access is provided to the fantastic lounge/diner with plenty of space for sofas and a dining table, as well as providing access to the rear garden. The first floor has two bedrooms and a high quality bathroom and a spacious, bright landing which provides access to the second floor. The second floor has two further excellent double bedrooms with a shower room providing direct access to the main bedroom, as well as having a separate access from the landing to serve the other bedroom.

OUTSIDE

Externally, the rear garden is a simply stunning feature having been upgraded and cultivated by the current vendor to create a garden rich in colour and style, with an area of lawn flanked with shrubs and small trees together with a patio terrace. To the front of the property there is allocated parking for several vehicles, on a driveway by the side of the property.

LOCATION

The property forms part of a recently created small and exclusive cul-de-sac of similar sized homes, in Gillies Meadow close to local school, nursery and a play area. The location is perfectly position for swift access to the hospital and is located to the north of Basingstoke town centre where there is a wide range of shopping and leisure facilities with easy access to both the bus and rail stations. London Waterloo in approximately 50 minutes by train from the station. 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 E

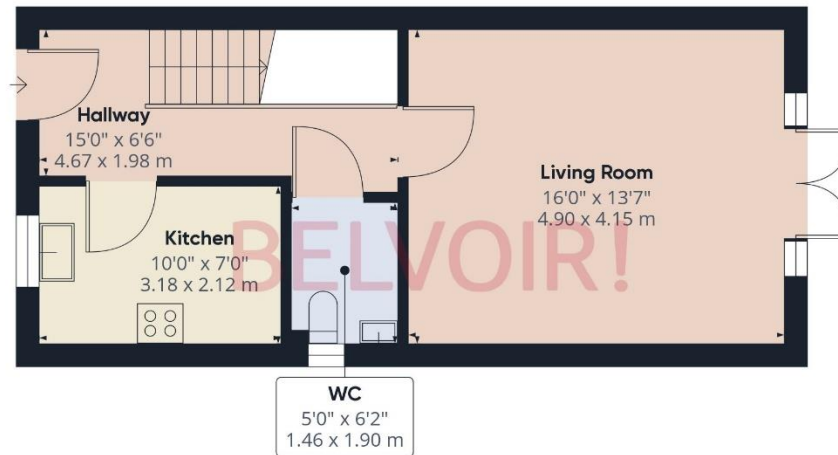
TENURE Freehold

EPC B

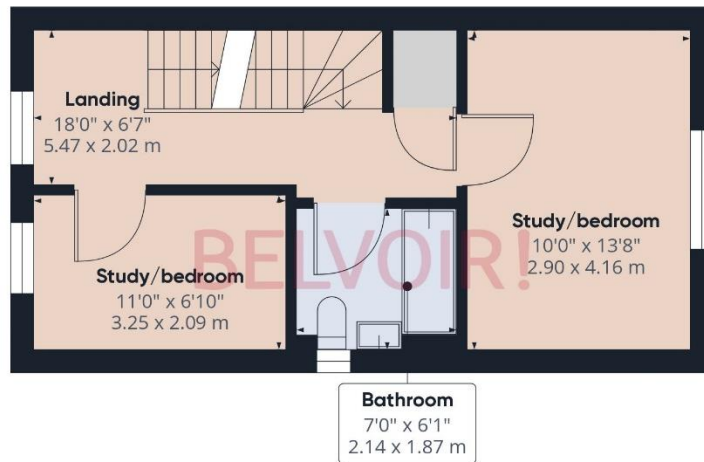
Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



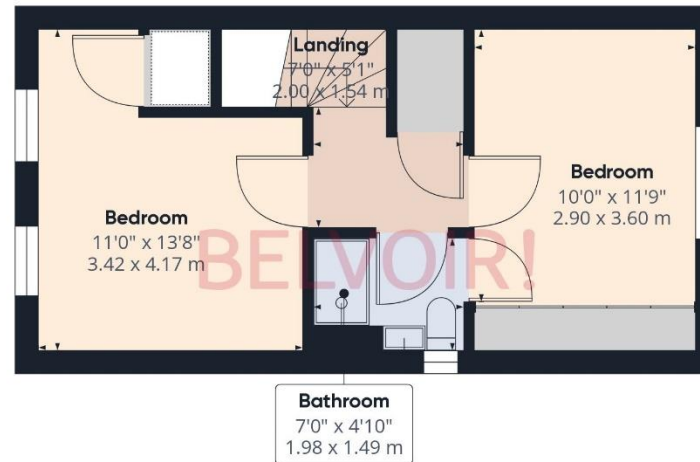




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1140.97 ft²
106 m²

(1) 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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