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Paterson Close, Basingstoke

Guide price £600,000

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## Key Features

- > Detached family home
- > Two reception rooms
- > Four bedrooms
- > Ensuite to main bedroom
- > Fitted kitchen
- > Family bathroom
- > Driveway for multiple cars
- > Single garage
- > Mature wrap-around garden
- > Tenure: Freehold
- > EPC rating: C
- > Council Tax band: E

## PROPERTY

This detached family home offers a fantastic blend of size and flexibility for the growing family, located in a quiet cul-de-sac, close to local amenities. Situated on the western edge of town centre, this Hatch Warren property boasts spacious and versatile accommodation throughout.



## GROUND FLOOR

On entry to the property, the hallway leads to a number of ground floor rooms. To the right, there is a downstairs WC, followed by a good-sized kitchen with convenient rear access to the garden. The spacious, open plan living / dining room offers a perfect space for socialising with family and guests, with a beautiful garden outlook and access onto the patio.

## FIRST FLOOR

Upstairs features a landing area with four bedrooms, of which the main bedroom benefits from an en-suite shower room. There is also a separate family bathroom; this completes the internal accommodation.

## OUTSIDE

To the front of the property, there is driveway parking for approximately three cars, and a single garage. The property is on a corner plot and boasts a beautifully mature wrap-around garden, which is well maintained by the current owners. To the rear of the property is a patio, which is easily accessible from the living room and perfect for when you want to sit outside to enjoy the sunshine.

## LOCATION

On the western edge of Basingstoke with easy access the A339 which links to junction 7 of the M3 as well as Newbury to the west, providing the perfect location for the London commute and weekends in the Westcountry. The development began in 2018 and has proved popular with families and professional buyers alike, with a short walk to local shops and the renowned leisure park close by.



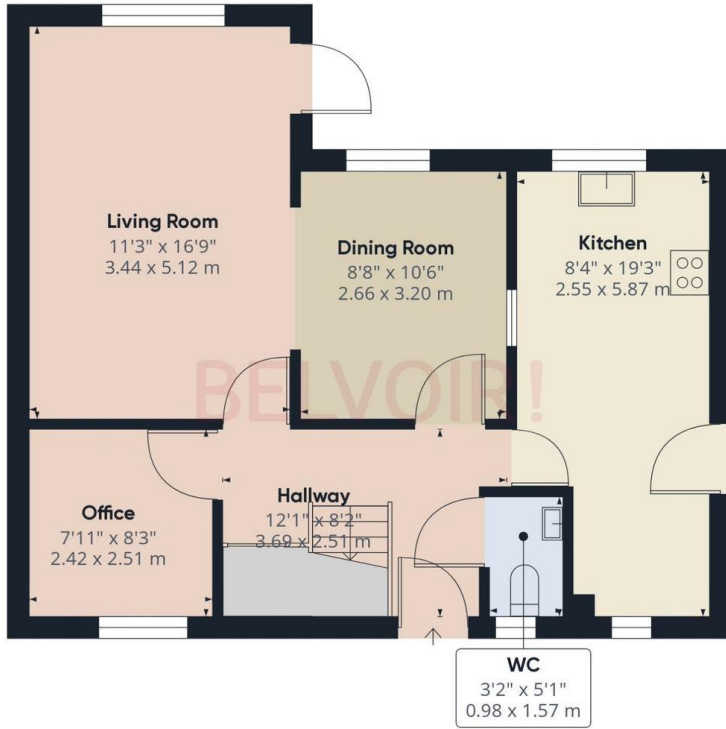




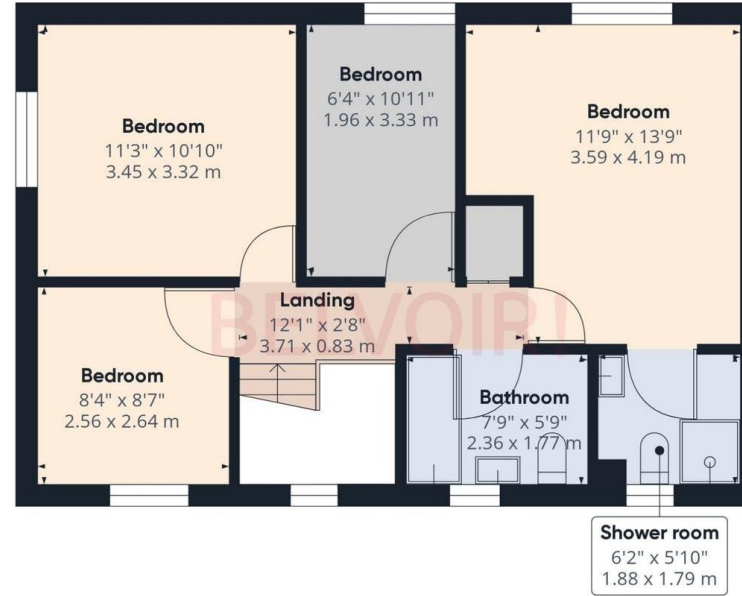




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1159.92 ft<sup>2</sup>  
107.76 m<sup>2</sup>

(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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