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Beech Way, Basingstoke

Offers in excess of £475,000

BELVOIR!



Key Features

- > Substantially enlarged family home
- > Four excellent double bedrooms
- > Living room with dining area
- > Large open plan kitchen/breakfast room
- > Utility room with wetroom and WC
- > Bathroom
- > Oversized integral garage
- > Driveway parking for two cars
- > Double glazing throughout
- > Gas central heating
- > Tenure: Freehold
- > EPC rating TBC



PROPERTY

This substantially enlarged four-bedroom family home offers a perfect blend of versatile family living and traditional features, creating a welcoming and comfortable family home. The current vendor has maintained the property to a high standard whilst retaining character and charm throughout.

GROUND FLOOR

As you enter the property via the entrance porch, there is a good amount of storage for shoes and coats before you proceed into the entrance hall which serves the main reception rooms of the home. To the right of the entrance hall is a living room with dining area towards the rear. The hall also serves the inner hall/family room which in turn opens out to the large kitchen/breakfast/living room. This forms the hub of the home having been extended across the rear of the property and is a wonderfully sociable space and perfect for entertaining. There is access from here to the utility room, wetroom and WC on the far-left hand side of the property as well as providing access to the garden via patio doors.



FIRST FLOOR

Upstairs, the extended footprint offers four excellent double bedrooms with a separate WC and basin to the main bedroom. A family bathroom serves the first-floor bedrooms. Access is available via a hatch to the loft which provides good storage options.

OUTSIDE

The property boasts a large garden including a patio terrace immediately adjoining the extended kitchen/breakfast room. The rear garden is mainly laid to lawn, although there is a selection of mature trees and shrubs together with a garden shed. There is a garage with direct access from inside the house and a driveway which offers parking spaces for two cars.

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 in a popular residential location within Basingstoke.



LOCATION

Situated in the much favoured 'Clarke Estate' close to Winklebury, the property offers easy access to the town centre and railway station, Basingstoke Hospital, schools and local shops and amenities nearby. It also offers easy access to the ring road towards Reading and the M3 motorway and there is a regular bus service into Basingstoke Town Centre where you can find Festival Place shopping centre. The town centre also has a main line railway station with a fast train to London-Waterloo in approximately 45 minutes.

LOCAL AUTHORITY Basingstoke & Deane

COUNCIL TAX Band: D

TENURE Freehold

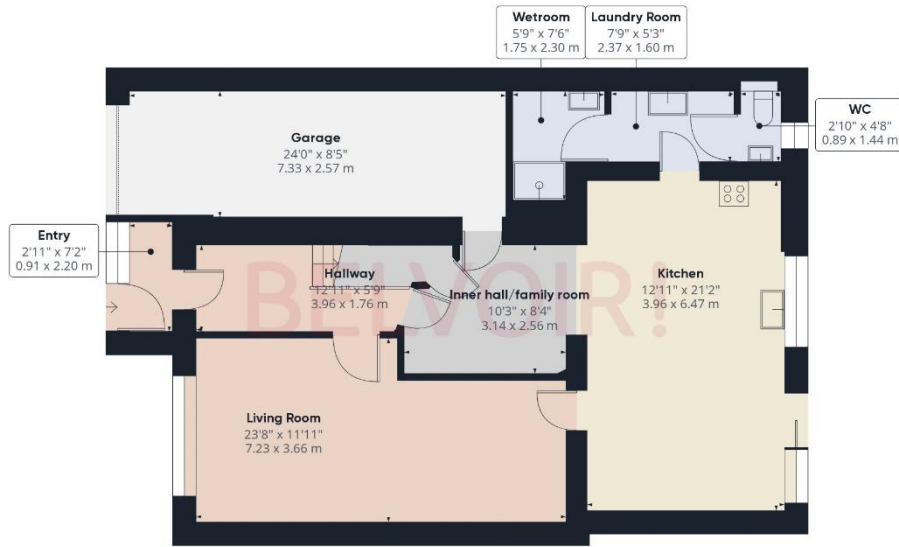
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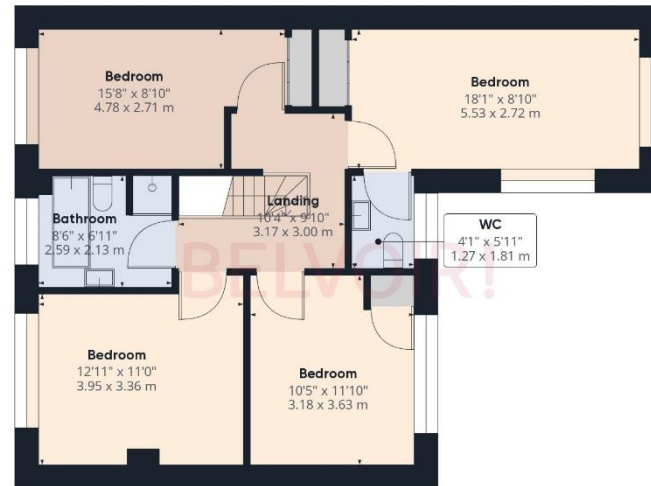
EPC DATA HERE







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1779.02 ft²

165.28 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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