



4  2  2 

Oakridge Road, Oakridge, Basingstoke

Offers in the region of £450,000

**BELVOIR!**



## Key Features

- > Stunning family home in Oakridge
- > Enlarged accommodation
- > Living room with log burner
- > Lovely kitchen/breakfast room
- > Four bedrooms (en-suite shower room to main bedroom)
- > Family bathroom
- > Tenure: Freehold
- > EPC rating C



## PROPERTY

This stunning four-bedroom family home offers a perfect blend of contemporary design and traditional features, creating a welcoming and comfortable family home. The property has been enlarged into the loft to create a wonderfully well balanced, modern and versatile property to suit the demands of the modern family.

## GROUND FLOOR

As you enter the property, the spacious entrance hall sets the tone for the rest of the home with an abundance of natural light flooding in from the front entrance. The ground floor offers an exceptional, large front living room with log burner, a kitchen/breakfast room fusing traditional and contemporary designs, creating a unique and





stylish space which opens into a breakfast area. The kitchen/breakfast room then provides access to the rear lobby with storage cupboard, WC, and a door to the garden. Integral access to the garage also available.

### **UPPER FLOORS**

Upstairs, the enlarged footprint offers four excellent bedrooms with three bedrooms and a family bathroom available on the first floor and a main bedroom with en-suite on the second floor, having been converted from the loft space in 2010.

### **OUTSIDE**

The property boasts a wonderful rear garden including a patio terrace and a large area of lawn. There is an integral garage with electric door and access from inside the house. A driveway offers parking spaces for three cars. The front garden adds to the property's impressive curb appeal, creating a beautiful entrance to the property from the street.

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:** D

**TENURE:** Freehold

**EPC:** C

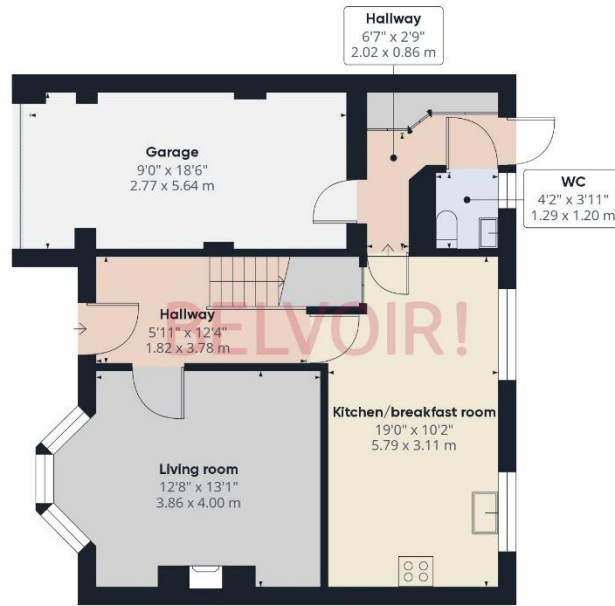




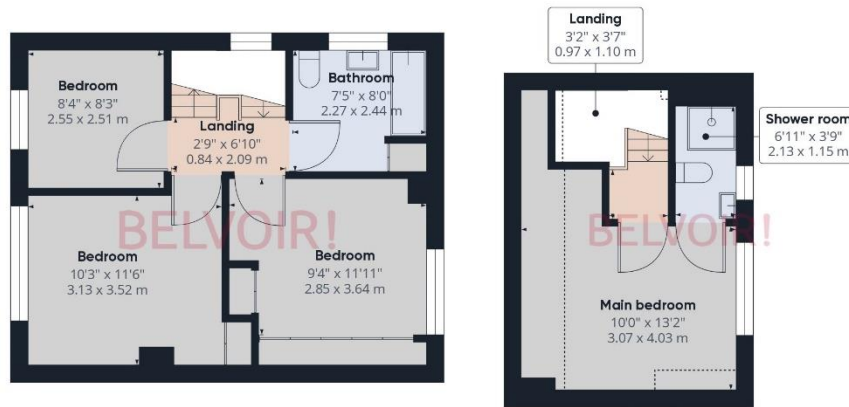
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

Floor 2

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

1288.55 ft<sup>2</sup>

119.71 m<sup>2</sup>

**Reduced headroom**

38.97 ft<sup>2</sup>

3.62 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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