



3  2  1 

Ellington Drive, Basingstoke

Guide price £400,000

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## Key Features

- > Semi-detached family home in Brighton Hill
- > Three bedrooms
- > Living room
- > Dining room
- > Kitchen
- > Garage
- > Tenure: Freehold
- > EPC rating D



## INTRODUCTION

A well-presented modern semi-detached home with a single-story extension to the rear. This property has an excellent garden and potential for further enlargement, situated in a quiet cul-de-sac in Brighton Hill, close to amenities.

## PROPERTY

As you enter the property, you are greeted by a small porch, which provides access to the living room. This spacious reception room has been adapted to create an open plan space, merging into the dining room to the rear which also has a double patio door to the garden. The kitchen is accessed from the dining room and is fitted with a range of wall and base units and appliances. There is also access from the kitchen into the integral garage.



Stairs from the living room lead to the first-floor landing where there are three good sized bedrooms and a bathroom. The loft space is also accessible from the landing and is partially boarded.

## **OUTSIDE**

The property boasts a pleasant south west facing rear garden which is not overlooked by neighbours. The garden comprises a patio terrace, lawned area and bricked pizza oven, providing the perfect space for relaxation and outdoor activities. Driveway parking caters for two cars and there is side access to the rear from the front. The garage is integral from the house and has a mezzanine level, that can provide ample storage.

## **LOCATION**

Situated close the centre of Brighton Hill, the property offers easy access to retail and leisure facilities as well as the town centre which is within a couple of miles. Other services are located nearby including Milestones Museum, the Leisure Park, ASDA superstore and Basingstoke College of Technology; all of which are within 5-10 minutes drive. Road links are immediately at hand to access the wider town facilities and roads, including the A33 towards Reading and M3 towards London. 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** C

**TENURE** Freehold

**EPC** D





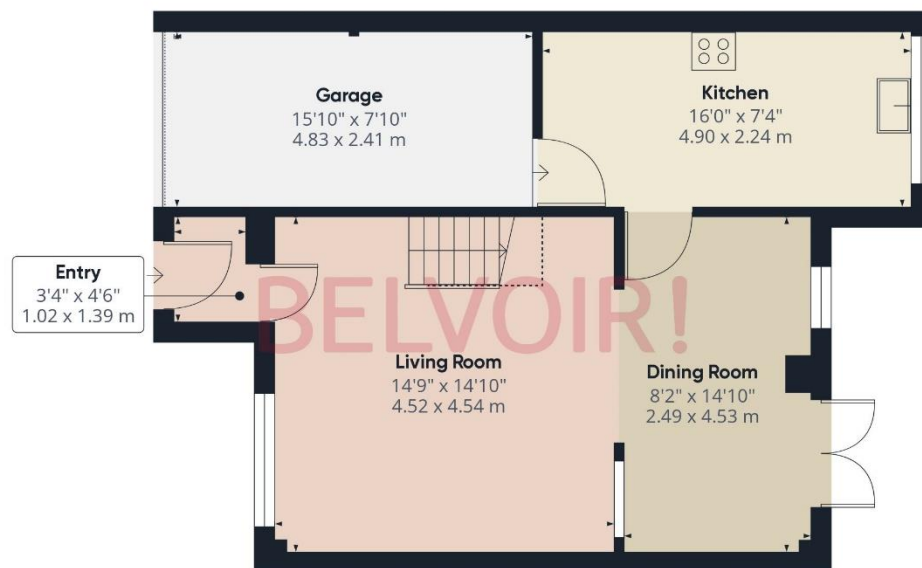


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

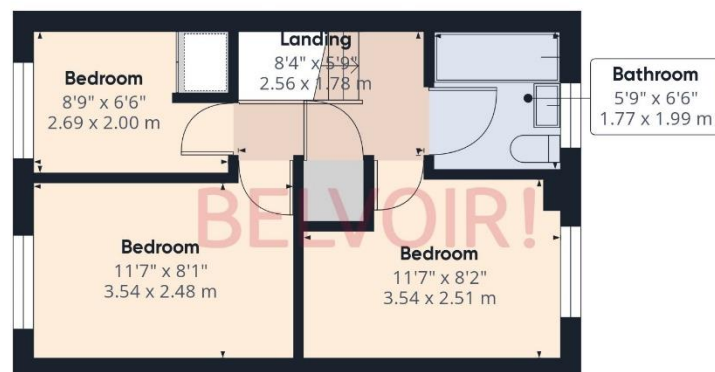








Ground Floor



Floor 1

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

919.36 ft<sup>2</sup>  
85.41 m<sup>2</sup>

**Reduced headroom**

14.89 ft<sup>2</sup>  
1.38 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.

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