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Worting Road, Basingstoke

Guide price £550,000

**BELVOIR!**



## Key Features

- > No forward Chain
- > Large character home
- > Situated in Brookvale on the outskirts of the town centre
- > Five bedrooms
- > Two reception rooms
- > Lovely kitchen/breakfast room
- > Three bath/shower rooms
- > Tenure: Freehold
- > EPC rating: E

## PROPERTY

This stunning five-bedroom family home with no forward chain offers a perfect blend of contemporary design and traditional features, creating a welcoming and comfortable family home. The current vendor has refurbished the home to a high standard to create a wonderfully well balanced, modern and versatile property, whilst retaining character and charm throughout.

## GROUND FLOOR

As you enter the property, the stained-glass front door and tall ceilings create a lovely welcoming entrance hall and this sets the tone for the rest of the home. From the hallway, access is provided to the living room, dining room and kitchen breakfast room. The two reception rooms are of excellent proportions and both rooms have fireplaces. The living room has an aspect to the front and the dining room has an aspect to the rear. To the rear there is an exceptional kitchen/breakfast room with high end fittings, worktops and units fusing traditional and contemporary designs and creating a unique and stylish space. The kitchen opens to the garden via double doors.





Stairs from the hallway rise to the:

### **FIRST FLOOR**

Upstairs, there are three excellent double bedrooms with an en-suite to the main bedroom and a family bathroom serving the other bedrooms. The family bathroom and en-suite shower room have high-end modern fittings, ensuring comfort and convenience.

Stairs rise from the first floor to the:

### **SECOND FLOOR**

The second floor has two further double bedrooms and a shower room, with space in the eaves for additional storage.

### **LOWER GROUND FLOOR**

From the hallway, there are stairs down to the lower ground floor which has a laundry room and additional store room.

### **OUTSIDE**

The property boasts a large garden including a lawn and shrub borders.

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: C

**TENURE:** Freehold

**EPC:** E

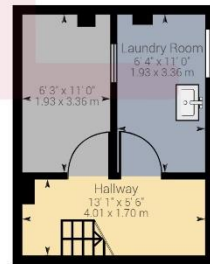
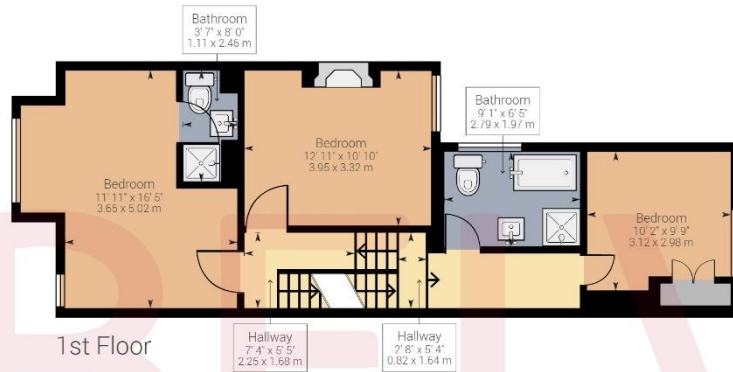
**AGENT NOTE:** 104 Worting Road (next door) is now classed as 'supported accommodation' comprising seven bedrooms with a staff office (Use Class C2). This has recently changed from its previous 'HMO' status.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



-1st Floor



Ground Floor

Approximate net internal area: 2005.78 ft<sup>2</sup> / 186.34 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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