



4  2  2 

Hampshire Close, Basingstoke

Guide price £475,000

BELVOIR!



Key Features

- > Stunning family home
- > Four bedrooms
- > Enlarged high-end kitchen/diner
- > Living room
- > En-suite to main bedroom
- > Family bathroom
- > Tenure: Freehold
- > EPC rating: C



A modern link-detached family home with high quality fittings, situated in a quiet small cul-de-sac off Old Kempshott Lane. The current vendor has renovated the property to a high standard, including the expansion of the kitchen/diner to create a stunning, open-plan space perfect for socialising. Upgraded flooring and tastefully decorated rooms enhance the home's charm, while the newly fitted bathroom, en-suite to the main bedroom, and ground-floor cloakroom offer modern comfort and convenience.

ACCOMMODATION:

Upon entering the property, you are welcomed into a spacious and inviting hallway that provides access to all ground-floor rooms. To the left, you'll find the stunning kitchen/breakfast room, featuring a range of quality wall and base units, complemented by stylish worktops and high-end appliances. This room offers an abundance of space, with a large area perfect for a dining table. The hallway



also leads to the living room, which has a lovely garden aspect to the rear. To the left, a door from the hall provides access to the utility room, and a cloakroom completes the ground-floor accommodation. Upstairs, the first floor boasts four well-proportioned bedrooms, including the main bedroom with an en-suite, as well as a stylish family bathroom. Both bathroom suites are finished to the highest standard, blending both quality and elegance.

OUTSIDE:

Outside the property is driveway parking for a couple of vehicles, leading to a storage area (formerly a full-sized garage, now converted to provide a utility room within the property). The rear garden features a spacious lawn and a patio, creating a perfect setting to enjoy tranquil summer days.

LOCATION:

On the western edge of Basingstoke, this property provides 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 small cul-de-sac of 9 homes has proved popular with families and professional buyers alike, with a short walk to local shops and the renowned leisure park close by.

TENURE: Freehold

LOCAL AUTHORITY: Basingstoke and Deane Borough Council

COUNCIL TAX: Band E

EPC: C





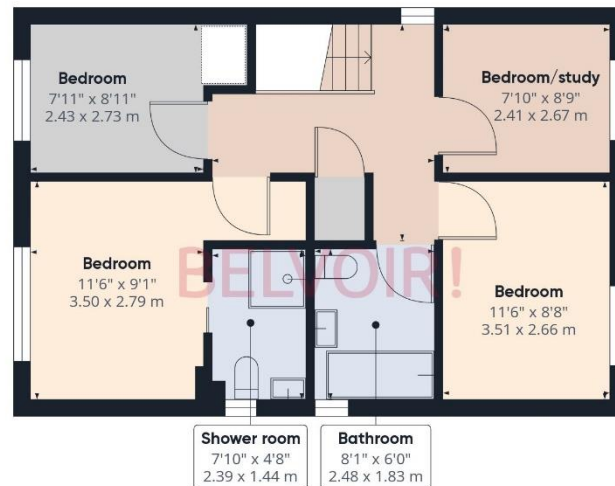
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1248.51 ft²
115.99 m²

Reduced headroom

9.69 ft²
0.9 m²

(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.

GIRAFFE 360

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/basingstoke

BELVOIR!

01256 830800