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Sheppard Road, Basingstoke

Guide price £475,000

BELVOIR!



Key Features

- > Stunning enlarged family home
- > Three bedrooms
- > Wonderful kitchen/breakfast room into dining area and bi-fold doors to the rear
- > High end fittings throughout
- > Re-fitted family bathroom
- > Upgraded ground floor WC
- > Tenure: Freehold
- > EPC rating D



Simply stunning three-bedroom family home in Cranbourne which has been the subject of an ambitious programme of enlargements and improvements over the past few years, situated close to local amenities and excellent schools as well as the town centre. The property has a modern and traditional blend with many impressive features including a luxurious open plan kitchen with open access to the dining area, refitted modern bathroom as well as a modern ground floor cloakroom. The rear garden is a superb feature with a sunny south facing aspect.

PROPERTY

This stunning family home offers a perfect blend of contemporary design and traditional features, creating a welcoming and comfortable family home. The current vendor has extended the home to the rear to create a superbly well balanced, modern and versatile property, whilst retaining character and charm throughout.



GROUND FLOOR

As you enter the property, the entrance hall provides access to the whole of the ground floor which offers an exceptional kitchen/breakfast room fusing traditional and contemporary designs, high end appliances and fittings, quality quartz worktops with central island which includes a rising Faber extractor hood unit. Bi-fold doors with integrated blinds create a wonderful access point to the garden. There is a cosy living room with aspect to the front and a cloakroom which completes the ground floor accommodation.

FIRST FLOOR

Upstairs, the accommodation offers three bedrooms, two of which are doubles and the family bathroom has been re-fitted with modern brush brassed fittings and a Crittall style shower door, ensuring comfort and convenience.

OUTSIDE

The property boasts a large garden including a raised decked terrace to the rear of the house continuing via steps to a lower level which creates an incredibly versatile space for entertaining. There is a detached home office/games room with modern cladding, double glazing and patio doors to the decking which could be used for someone to run a business from home, due to it being separate from the house. Beyond this, a large expanse of lawn offers a great sunny space for ball games and summer garden activities which benefit from the south facing aspect.

The front has a driveway with off road parking for two cars and separate side access to the rear.

Overall, this property is an exceptional family home, offering versatile 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 family home close to the town centre in Basingstoke.





LOCAL AUTHORITY: Basingstoke & Deane

COUNCIL TAX: Band: D

TENURE: Freehold

EPC: D

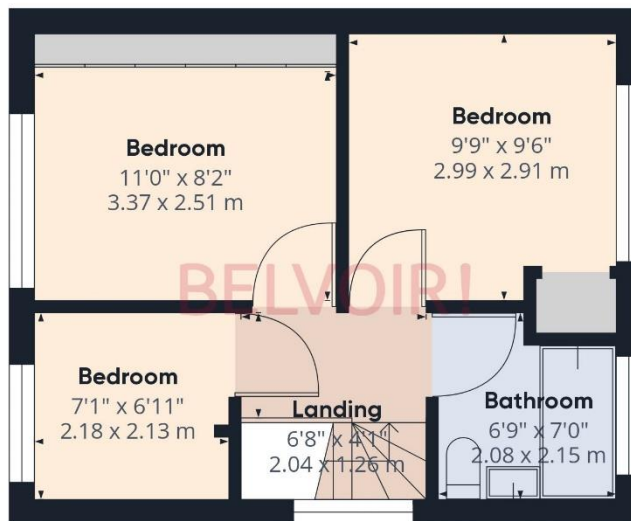
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1027.73 ft²
95.48 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.

Calculations are based on RICS IPMS 3C standard.

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