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Belmont Heights, Hatch Warren, Basingstoke

Guide price £595,000

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Key Features

- > Chain free
- > Detached family home
- > Four double bedrooms
- > En-suite to main bedroom
- > Living room
- > Dining room
- > Kitchen with adjoining breakfast room and separate utility room
- > Downstairs cloakroom
- > Beautiful south facing garden
- > Double garage

PROPERTY

This modern, detached family home is situated on a wide plot in a quiet cul-de-sac, and offers a great blend of space and flexibility for a growing family, close to amenities in Hatch Warren. The property boasts spacious and versatile accommodation throughout and provides scope for further enlargement, subject to the appropriate consents being obtained.

ACCOMMODATION

On entry to the property at the front, access is provided to all the main ground floor rooms. To the right of the hallway is a versatile



dining room/study, which benefits from a front-facing bay window. Adjacent to this is the living room, with patio doors that open to the rear south facing patio and garden. The kitchen/breakfast room features a well-equipped range of wall and base units, worktops, and some integrated appliances (including a water softening unit). The patio doors lead out onto the patio which provides a good sized al-fresco dining area. Off the breakfast room, the utility room has space for white goods and an access point to the side of the property. The hallway also provides access to a cloakroom, downstairs toilet and an integrated double garage, completing the ground floor accommodation.

Upstairs features a landing area with an airing cupboard and access to 4 double bedrooms, all with in-built wardrobes (the master having an en-suite shower room) and a family bathroom.

OUTSIDE

The property's driveway at the front provides ample parking for several vehicles. The rear south facing garden is a pleasant, spacious feature with a lawn, patio terrace (great for outdoor dining), a selection of small fruit trees, plants and shrubs.

LOCATION

West of Basingstoke, Hatch Warren is conveniently positioned with easy access to the West Country, the south coast, M3 at J7, J6 and A339 facilitating routes to Heathrow, London, Newbury and Southampton and A30 direct into Basingstoke town centre and mainline train station into London Waterloo. 5 minute walk to local parks and countryside walks, and 10 minute walk to local shops and pub (Holly Blue), including Sainsbury at Hatch Warren, doctors surgery, chemist and local co-op. This development was built in early 1990s and is popular with families and there are also 2 primary schools within walking distance.





LOCAL AUTHORITY Basingstoke and Deane

TENURE Freehold

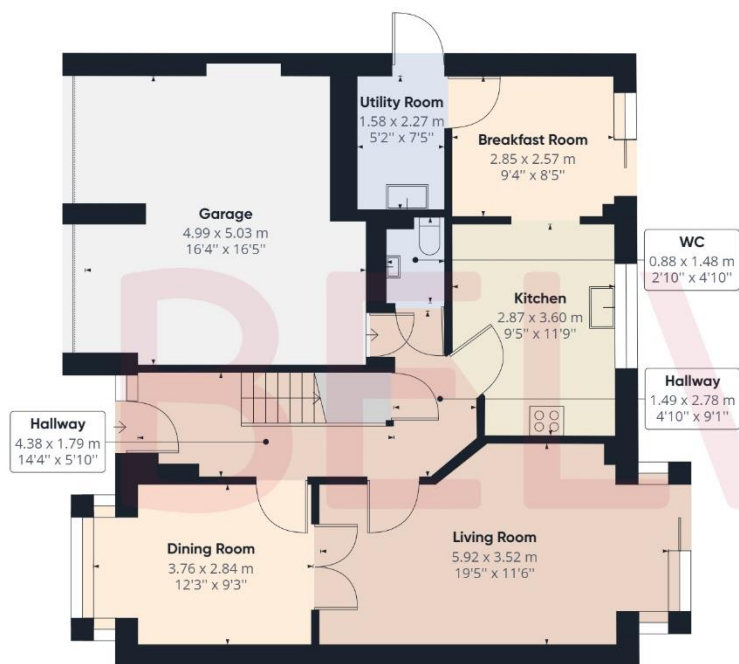
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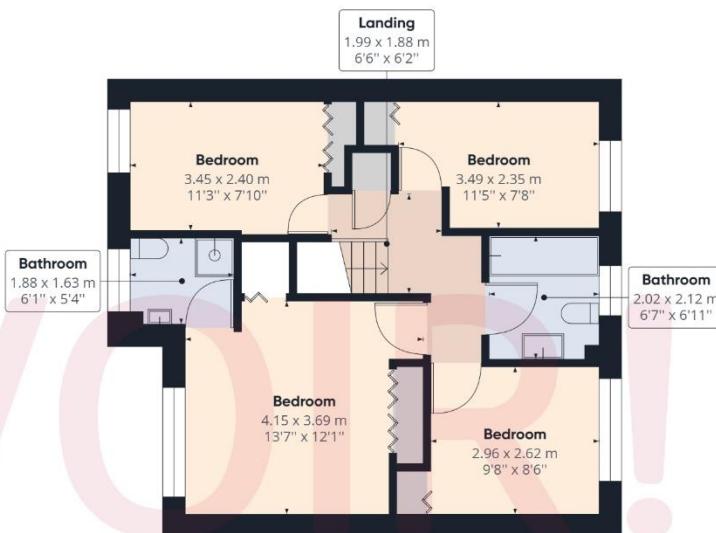
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1506.66 ft²
139.97 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.

GIRAFFE360

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