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Solent Drive, Hatch Warren, Basingstoke

Guide price £565,000

BELVOIR!



Key Features

- > Detached 4 bedroom home
- > Highly favoured cul-de-sac in Hatch Warren
- > Well maintained and upgraded accommodation
- > Living room, dining room and conservatory
- > Ground floor WC
- > Utility/laundry room
- > En-suite to main bedroom
- > Rear garden



PROPERTY

This modern, well-presented detached family home is positioned in a highly favoured cul-de-sac, and offers a great blend of space and flexibility for the growing family, located in Hatch Warren. The property boasts spacious and versatile accommodation throughout and has been exceptionally well maintained by the present owner.

ACCOMMODATION

Upon entering the property, you are welcomed into a spacious hallway that provides access to the majority of the ground floor rooms. To the left, you'll find a bright and inviting front reception room, which connects to the rear dining room, creating an open and versatile living space. From the dining area, you then step into the conservatory; a tranquil retreat offering stunning views of the garden, perfect for relaxation.



At the rear of the hallway, the kitchen/breakfast room stands out with its high-quality units, modern appliances, and complementing worktops, all overlooking the charming rear garden. Additional conveniences on the ground floor include a WC near the front of the hall and a utility/laundry room, cleverly adapted from a partial garage conversion. A remaining section of the garage provides valuable storage space for bikes and other essentials.

Upstairs, a spacious landing leads to generously proportioned bedrooms, with the main bedroom enjoying the luxury of an en-suite. Three of the bedrooms feature excellent built-in storage, while a contemporary family bathroom completes the first floor.

OUTSIDE

To the front of the property, a spacious driveway provides convenient parking for two vehicles. The rear garden has been thoughtfully designed for low-maintenance living, featuring a neatly kept lawn alongside a charming patio terrace, perfect for outdoor entertaining. A gated side access connects the garden to the front of the property.

LOCATION

On the western edge of Basingstoke with easy access the A339 which links to 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 development began in 1992 and has proved popular with families and professional buyers alike, with a short walk to local shops and the renowned leisure park close by. A further benefit of the location for families is the walking distance to two local primary schools.





COUNCIL TAX BAND: E

LOCAL AUTHORITY: Basingstoke and Deane

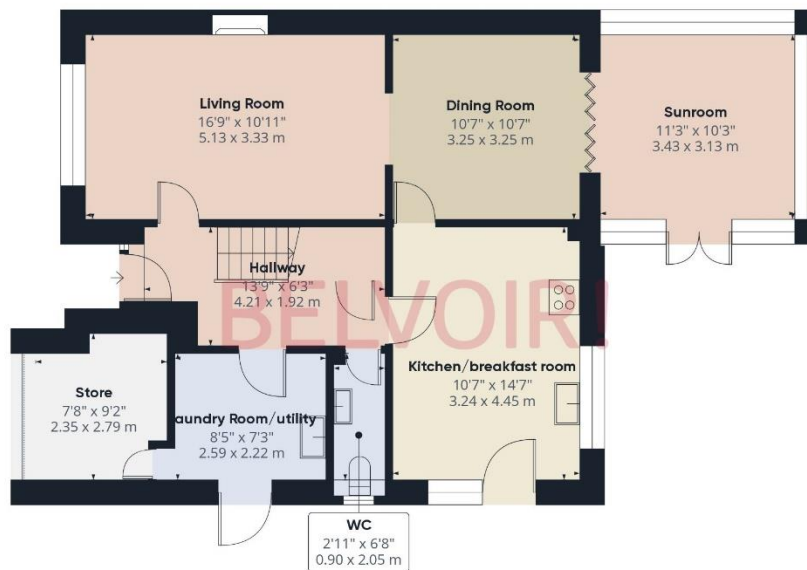
TENURE: Freehold

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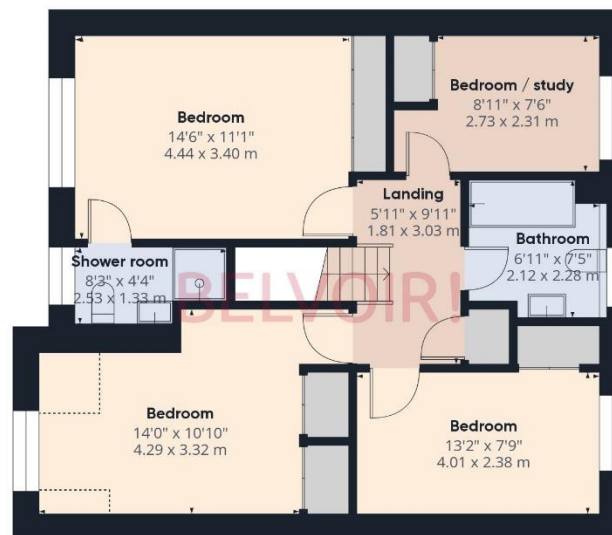
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1497.06 ft²
139.08 m²

Reduced headroom

15.75 ft²
1.46 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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