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Broadhurst Grove, Lychpit, Basingstoke

Guide price £475,000

**BELVOIR!**





## Key Features

- > Spacious enlarged modern detached home
- > Quiet cul-de-sac in Lychpit
- > Three bedrooms
- > Enlarged kitchen/diner
- > Living room with log-burner
- > Study
- > Ground floor WC
- > Rear garden with separate front/side garden
- > Garage & parking



## INTRODUCTION

A stunning, modern detached home situated in a quiet, exclusive cul-de-sac, close to amenities in Lychpit and the town centre. Numerous improvements and modifications have been made to the property, including upgrading and enlarging the kitchen/breakfast room space, as well as modernising the bathroom/WC suites. Each room has been carefully decorated, featuring upgraded flooring throughout.

## PROPERTY

Upon entering the property, you are greeted by a welcoming entrance hall, providing access to a modern living room, complete with a cozy log burner and offering dual aspects to the front and side of the property. The hall then branches off to provide access to the ground floor cloakroom, office, and kitchen. The kitchen is a standout feature,



boasting a high vaulted ceiling and Velux windows; this space is flooded with natural light and offers an exceptional sense of space. It is a comfortable and versatile area, perfect for relaxing, entertaining and cooking, featuring a range of high-quality fitted wall and base units, complemented by stylish worktops and modern appliances.

Stairs rise from the hallway to the first floor, which hosts three bedrooms with a high quality family bathroom serving the bedrooms. The accommodation combines practicality with style with plenty of natural light due to the main aspects available throughout the home.

## **OUTSIDE**

The gardens are a pleasant feature of the property, offering a large area of lawn with patio terrace, shed and a lovely summerhouse. There is a garage to the front right hand side of the property with off road parking for a car in front.

## **LOCATION**

Broadhurst Grove is an exclusive cul-de-sac in Lychpit, conveniently positioned close to amenities and the town centre, yet also within easy reach of open country and excellent road links. The Millfield Nature Reserve lies close to the property with the Basing House ruins, dating from 1535, within 5 minutes. The town centre and railway station is accessible within 1.5 miles. The station provides fast links to London and the south coast, and the M3 motorway at Junction 6 also links to London.

**LOCAL AUTHORITY:** Basingstoke & Deane

**COUNCIL TAX:** D

**EPC:** C





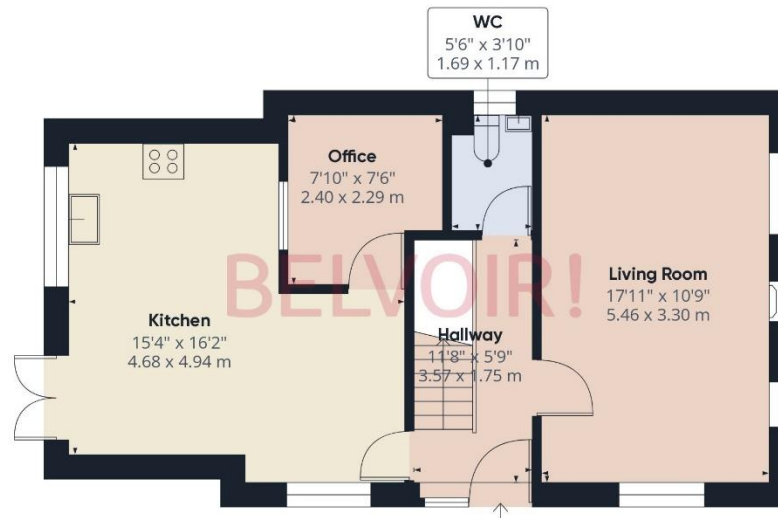


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

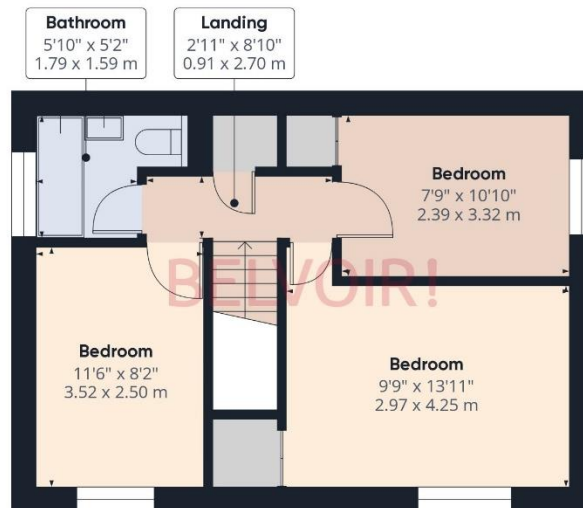




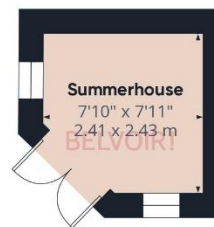




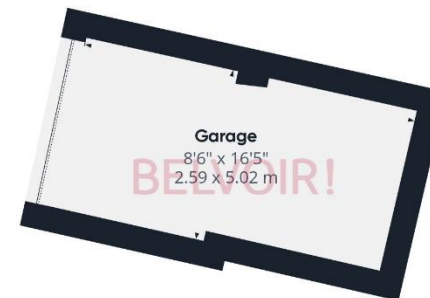
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

**Approximate total area<sup>(1)</sup>**

1178.74 ft<sup>2</sup>  
109.51 m<sup>2</sup>

(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 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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