



3  2  2 

Tubb Way, Marnel Park, Basingstoke

Guide price £405,000

BELVOIR!



Key Features

- > Modern detached house
- > Popular Marnel Park location
- > Opposite green space within the development
- > Three bedrooms
- > En-suite to main bedroom with separate bathroom
- > Kitchen/dining room
- > Living room
- > Ground floor WC
- > Off road parking for several vehicles
- > Front & rear gardens
- > Tenure: Freehold
- > EPC rating B



PROPERTY:

An immaculate modern detached property set exclusively in a quiet position opposite a mature green space within the popular Marnel Park development whilst being close to amenities on the northern fringes of the town. The property was constructed in 2019 and benefits from the remainder of a 10-year NHBC guarantee.

On entry to the property at the front, you proceed into a welcoming entrance hallway which has a ground floor WC, spacious cupboard and provides access to the cosy sitting room with front and rear aspect. To the right of the hallway, access is provided to the fantastic kitchen/diner with quality units and worksurfaces, with a rear garden aspect via double patio doors. A door from here also provides another entrance to the sitting room.

The first floor has three bedrooms with an en-suite to the main bedroom and a family bathroom. A spacious landing with cupboard completes the internal accommodation.



OUTSIDE:

Externally, the property is accessed from the front via a short pathway with a low-maintenance garden to the street. Parking on the driveway is available to the side for several vehicles. The rear garden is arranged in two sections with a patio and lawn adjoining the property and a separate garden space behind to the side.

LOCATION:

Marnel Park is located to the north of Basingstoke town centre where there is a wide range of shopping and leisure facilities with easy access to both the bus and rail stations. London Waterloo in approximately 50 minutes by train from the station. The M3 motorway provides fast convenient links to London and the south coast and is accessible within a few miles.

LOCAL AUTHORITY: Basingstoke & Deane.

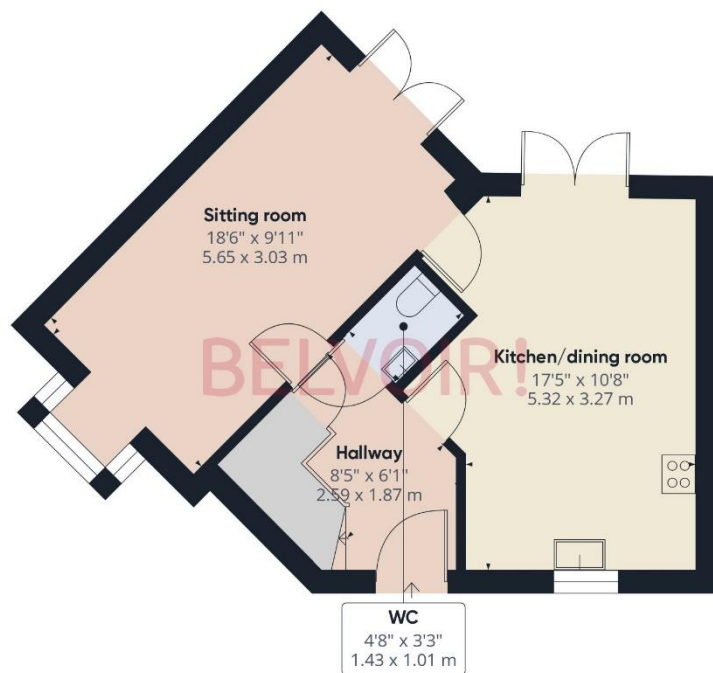
COUNCIL TAX: Band D

EPC: B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

Approximate total area⁽¹⁾

929.78 ft²
86.38 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 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.

GIRAFFE 360

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/basingstoke

BELVOIR!

01256 830800