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Speckled Wood Road, Basingstoke

Guide price £390,000

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## Key Features

- > Modern semi-detached home
- > Quiet cul-de-sac location
- > Spacious living room
- > Kitchen with adjoining dining room
- > Ground floor WC
- > Three bedrooms
- > Generous garden
- > Garage and driveway parking



## PROPERTY:

A well-presented modern semi-detached family home, set exclusively in a quiet cul-de-sac location. The property boasts a generously sized rear garden, together with off road parking and a garage. It is conveniently positioned near local amenities and facilities on the northern outskirts of the town.

## ACCOMMODATION:

Upon entering the property, you are greeted by a small entrance porch, which serves a ground floor WC, and provides access to the front-facing sitting room. The sitting room offers ample space for sofas and other furniture, and links to the kitchen/dining room towards the rear via a door. The kitchen has been updated with modern cupboards and quality worktops, and also features a pleasant garden view. The dining room is bright and spacious, accommodating a sizable dining table and opens onto the rear garden through double patio doors.



A gas boiler was also newly installed at the property in November 2023, and comes with a 10 year guarantee.

The first floor has three bedrooms with a modern family bathroom. A spacious landing with a built-in cupboard completes the internal accommodation.

### **OUTSIDE:**

Externally, the property features a small front garden, with steps that lead to the front entrance. The driveway offers off-road parking for one car and provides access to the attached garage. The rear garden is thoughtfully designed into several sections, with a patio adjoining the property and a raised lawn towards the centre. A further patio terrace is located at the rear of the plot, providing additional outdoor space.

### **LOCATION:**

The property is located within a small modern cul-de-sac close to the popular localities of Merton Rise and Marnel Park, to the north of Basingstoke town centre. Local facilities include popular schools, retail outlets and local parks, as well as open countryside on the periphery of the town. The town centre has a wide range of shopping and leisure facilities with easy access to both the bus and rail stations from the property. 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

**TENURE:** Freehold

**COUNCIL TAX:** Band D

**EPC:** C





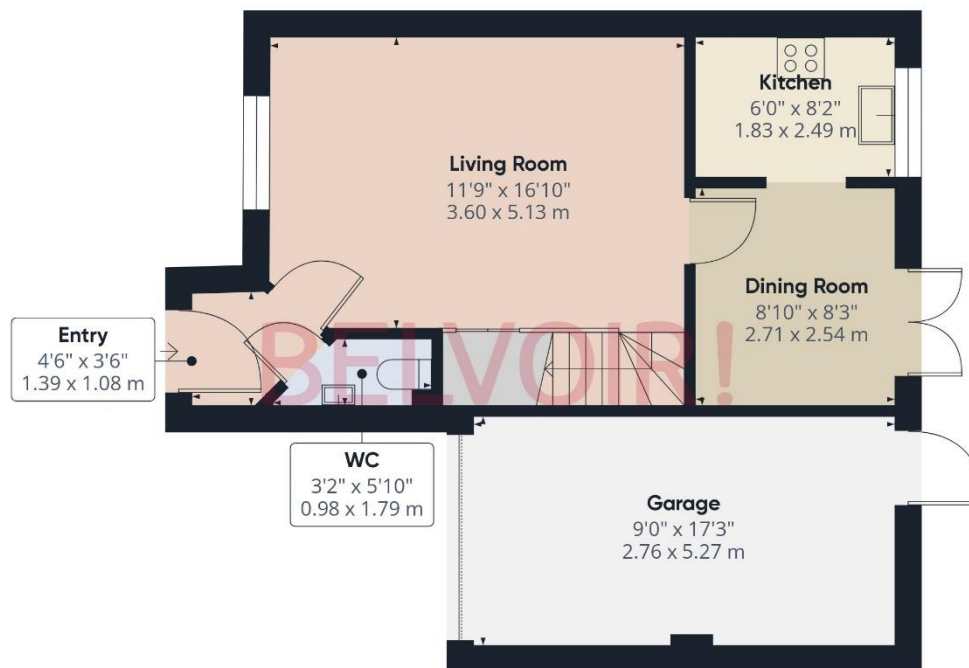
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



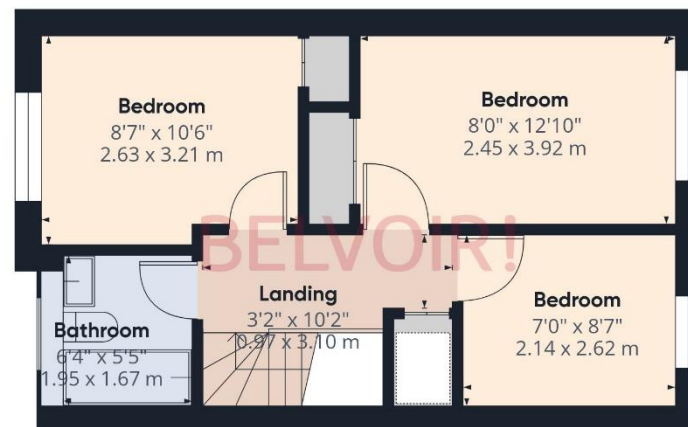








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 901.69 ft<sup>2</sup>  
 83.77 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 are based on RICS IPMS 3C standard.

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