



Right Choice Estate Agents are delighted to offer to the market this well presented modern three bedroom semi-detached family home. This David Wilson Homes built property is located in the popular Gillies Meadow development and is tastefully decorated throughout. It offers thoughtfully designed accommodation which is ideal for modern living.

The ground floor accommodation offers a traditional entrance hallway leading to all rooms which include a generous lounge, spacious modern fitted kitchen/dining room with integrated appliances that provides access to the garden and w/c.

The first floor benefits from three good size bedrooms and a family bathroom, the master bedroom also boasts the practical benefit of an en suite shower room.

Externally the property has a private enclosed rear garden and two allocated parking spaces located to the rear of the property.

EPC Rating: Due to the modern design of this property it has fitted solar panels and an EPC rating of B.

Location: Gillies Meadow is well located and offers fantastic local schools and shops along with regular bus links into the town centre. The nearby M3 provides an excellent link to London and the South Coast, and the A339 offers links to Newbury.

Tenure: Freehold.

Local Authority: Basingstoke & Deane Borough Council, Tax Band D.

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.

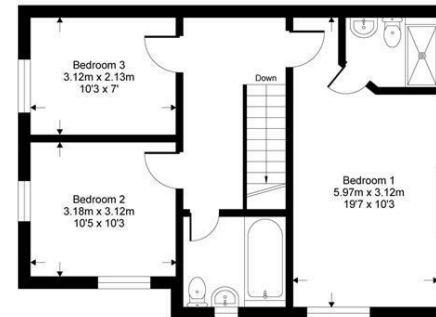




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 88      | 89        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Dormie Close

Approximate Gross Internal Area = 98.5 sq m / 1061 sq ft



First Floor = 49 sqm / 528 sqft



Ground Floor = 49.5 sqm / 533 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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