



Connells

Sorting Lane
Rooksdown Basingstoke



Property Description

Offered to the market is this three bedroom, semi-detached family home located on Sorting Lane. The ground floor features an entrance porch, living room with an open archway to kitchen diner and a spacious cloakroom. The first floor comprises of two double bedrooms, one single bedroom and family bathroom. There is also stair access to a storage room on the second floor. The property additionally benefits from a low maintenance rear garden, driveway parking and a garage.

Situated in the popular residential area of Rooksdown, the property is local to convenience stores, schools, cafés, a pharmacy and the North Hampshire Hospital. There are plenty of parks close by, including Rooksdown Park providing opportunity for walks and fresh air. The Basingstoke Town Centre is just under three miles away, housing the Festival Place Shopping Centre and The Malls with a variety of shops, restaurants, bars, and entertainment facilities. There are bus stops nearby with regular services into the Town Centre. The Basingstoke Train Station has a direct line to London Waterloo and the M3, A33 and A339 are all easily accessible via car, making the location perfect for travel and commuting.

Entrance Porch

Door to:

Living Room

16' 9" max x 16' 6" max (5.11m max x 5.03m max)

Stairs to first floor, under stair cupboard, door to cloakroom, double glazed window to front aspect and open archway to:

Kitchen Diner

16' 9" max x 11' 2" max (5.11m max x 3.40m max)

Work surfaces with cupboards and drawers under and cupboards over, sink with drainer and mixer tap, space for range cooker oven and hob, space for washing machine, space for upright fridge freezer, space for dish washer, storage cupboard, double glazed window to rear aspect and French doors to rear garden.

Cloakroom

Low level WC, wash hand basin and two built in storage cupboards.

First Floor Landing

Stairs to second floor with storage room and doors to:

Bedroom One

13' 4" max x 9' 7" max (4.06m max x 2.92m max)

Double glazed window to front aspect and built in wardrobe.

Bedroom Two

13' 9" max x 8' 7" max (4.19m max x 2.62m max)

Double glazed window to rear aspect.

Bedroom Three

9' 4" max x 7' 6" max (2.84m max x 2.29m max)

Double glazed window to rear aspect.

Bathroom

Panel enclosed bath with electric shower over, low level WC, pedestal wash hand basin and double glazed frosted window to front aspect.

Outside

Rear Garden

Part patio, part shingle and wood fence enclosed.

Parking

The property benefits from driveway parking.

Garage

10' 3" max x 20' 4" max (3.12m max x 6.20m max)

Up and over door with power, light and door to rear garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C

view this property online connells.co.uk/Property/BTK313249

Tenure: Freehold



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