



Connells

Mansard Crescent
Chineham Basingstoke



Property Description

Introducing to the market is this lovely, link-detached, four bedroom home. The home comprises of an entrance hall with downstairs cloakroom, lounge and kitchen/diner, master bedroom with en-suite shower room, and three further bedrooms. Outside the property, there is a front garden, rear, well maintained garden, driveway parking and a garage.

Vyne Park is a modern development based in Chineham built by Croudace Homes. There are beautiful tree-lined borders with footpaths that go through the area which are perfect for family strolls, bike rides or dog walks. Furthermore there are open spaces, a green, play areas and nearby countryside. The development has excellent transport links with the M3, A33 and M4 all withing easy reach. Basingstoke Town Centre is 3.8 miles away and has the mainline railway station with links to London Waterloo in 46 minutes. Bramley isn't too far away either with rail links to Reading.

Entrance Hall

Double glazed window to side aspect, door to lounge, door to:

Cloakroom

Low-level WC, vanity wash hand basin, double glazed frosted window to side aspect, fully tiled floor

Lounge

11' 7" into bay window x 11' 5" not into recess (3.53m into bay window x 3.48m not into recess)

Double glazed bay window to front aspect, under stairs storage, double glass panel doors to:

Kitchen/Diner

15' 2" into bay x 12' 7" not into recess (4.62m into bay x 3.84m not into recess)

Roll top work surfaces with cupboards and

drawers under and cupboards over, fitted four ring gas hob with hood over, fitted double electric oven, one and a half bowl stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, two further double glazed windows to rear aspect, double glazed French doors to rear garden, double glazed glass panel door for side access, concealed upright fridge/freezer, concealed dish washer, concealed washing machine, cupboard housing gas boiler, fully tiled floor, stairs to:

Upstairs

Landing

Loft access, double airing cupboard, over stairs storage cupboard, doors to:

Bedroom 1

11' 1" not into door recess x 10' 4" (3.38m not into door recess x 3.15m)

Double wardrobe with mirrored sliding doors, double glazed window to front aspect, door to:

En-Suite Shower Room

Fully tiled shower cubicle, low-level WC, vanity wash hand basin, vanity storage cupboards, heated towel rail, fully tiled floor, double glazed frosted window to rear aspect

Bedroom 2

13' 4" x 10' into recess (4.06m x 3.05m into recess)

Double glazed window to front aspect

Bedroom 3

11' 5" x 8' 7" Max (3.48m x 2.62m Max)

Double glazed window to rear aspect

Bedroom 4

9' 5" Max x 6' 4" (2.87m Max x 1.93m)
Double glazed window to rear aspect

Bathroom

Panel enclosed bath with mixer tap and shower attachment, low-level WC, vanity wash hand basin, vanity storage cupboards, fully tiled floor, heated towel rail, extractor fan

Rear Garden

Landscaped rear garden comprising of part patio area and part lawn, further patio to the rear, flower and shrub borders, outside tap, power point, fully enclosed gate for side access, double glass panel door to garage

Driveway

Driveway parking with a car port for two cars which leads to

Garage

20' 3" x 9' 10" (6.17m x 3.00m)
Up and over door with power and light





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: B

view this property online connells.co.uk/Property/BTK313617

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK313617 - 0010