



**Connells**

Constable Close  
Basingstoke



### Property Description

Situated in the popular area of Constable Close, Black Dam is this well present three bedroom semi-detached home with garage and driveway parking. The property comprises a large lounge/ diner, kitchen, two double bedrooms and one single bedroom along with a family bathroom and a private landscaped garden.

The property is located in Black Dam, two miles from the Basingstoke Town Centre which offers a wide variety of shops, supermarkets, restaurants and entertainment facilities. The local area benefits from a number of Nurseries, Schools and Colleges, making it a great location for a family home. Also close by are the Black Dam Ponds and War Memorial Park, providing opportunity for walks and fresh air. There are many public transport options with regular bus services into Town and the mainline Train Station having a direct line to London Waterloo. The M3, A339 to Newbury and A33 to Reading are all easily accessible via car.



## Entrance Hall

Door to front aspect, double glazed window to front and side aspects, under stairs storage cupboard with light, carpet, radiator.

## Lounge/ Dining

22' 8" Max x 10' 8" Max ( 6.91m Max x 3.25m Max )

Double glazed window to front aspect, double glazed doors to rear aspect, serving hatch, carpet, two radiators.

## Kitchen

9' 8" Max x 9' 2" Max ( 2.95m Max x 2.79m Max )

Double glazed window to rear aspect, double glazed door to side aspect, fully fitted kitchen with roll top work surfaced with cupboards and drawers under and cupboards over, space for washing machine, space for fridge/freezer, electric oven/hob, stainless steel sink with drainer, part tiled walls, tiled floor.

## Landing

Double glazed window to side aspect, loft hatch proving access to a part boarded loft, carpet, airing cupboard.

## Bedroom One

11' 1" Max x 8' 9" + Wardrobe ( 3.38m Max x 2.67m + Wardrobe )

Double glazed window to front aspect, fitted wardrobe, carpet, radiator.

## Bedroom Two

11' 5" Max x 9' 2" + Built in wardrobes ( 3.48m Max x 2.79m + Built in wardrobes )

Double glazed window to rear aspect, carpet, radiator.

## Bedroom Three

8' 3" Max x 6' 9" Max ( 2.51m Max x 2.06m Max )

Double glazed window to front aspect, radiator.

## Bathroom

Double glazed window to rear aspect, panel enclosed bath with mixer tap and shower over, part tiled, pedestal wash hand basin, low level wc, shaver point, radiator.

## Rear Garden

Door to garage, side access gate, patio to front, laid to lawn, shed, mature shrubs, raised shingle area, outside tap.

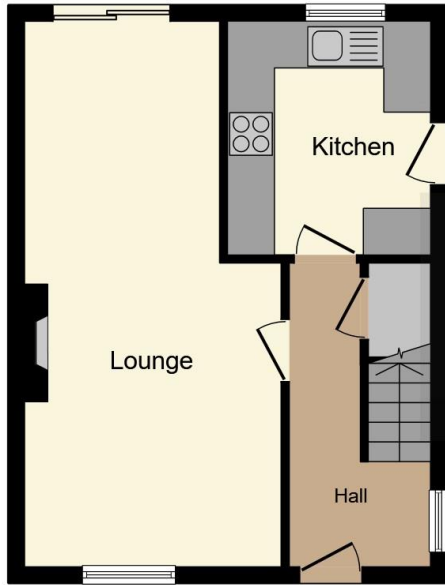
## Garage

Electric door to front, side access door from the garden, strip lights.

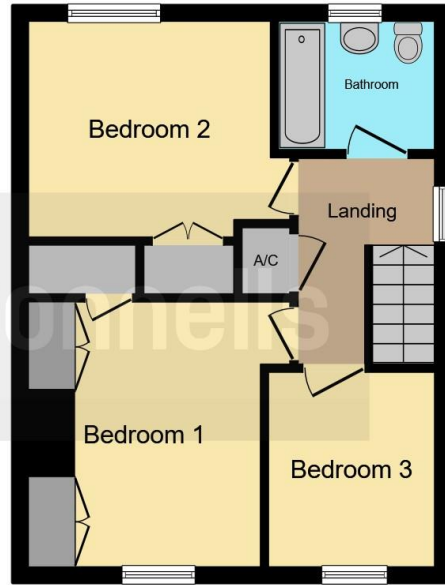
## Parking / Front Garden

Lawn area to front of the property with a block paved driveway for several cars in front of the garage.

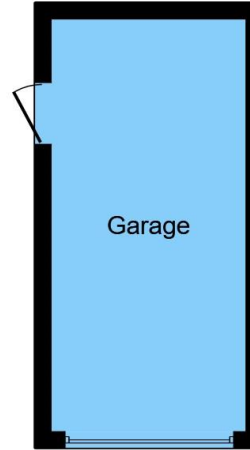




**Ground Floor**



**First Floor**



**Garage**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BTK313631](http://connells.co.uk/Property/BTK313631)**

Tenure: Freehold



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