



**Connells**

Barbel Avenue  
Basingstoke



### Property Description

Ideally situated in New Riverdene is this three bedroom, semi-detached house. Comprising of a downstairs cloakroom, lounge/diner, modern kitchen and conservatory. Upstairs is complete with en-suite to principal bedroom, two double bedrooms, a single bedroom and stylish family bathroom. The property also boasts driveway parking and garage.

Situated in New Riverdene, the property benefits from being close to Eastrop Park, The War Memorial Park, Black Dam Ponds and Crabtree Plantation, providing plenty of opportunity for open space and walking routes. Basingstoke's Town Centre is just one mile away and houses the Festival Place Shopping Centre offering a variety of shops, restaurants and entertainment facilities. The location has plenty of public transport options with the mainline Train Station and Bus station being within walking distance. There is also easy access to the A30 and M3 as they are only a short drive away from the property.

### Cloakroom

Window to front aspect, radiator towel rail, low-level WC, pedestal wash hand basin with cupboards under.

### Lounge/Diner

16' 9" MAX x 14' 8" MAX ( 5.11m MAX x 4.47m MAX )

Window to rear aspect, French doors to rear aspect leading to conservatory, understairs storage cupboard, radiators

### Kitchen

11' 10" MAX x 7' 9" MAX ( 3.61m MAX x 2.36m MAX )

Window to front aspect, roll top work surfaces with cupboards and drawers under and cupboards over, one bowl sink with drainer and mixer tap, radiator, boiler on wall, space for washing machine, integrated slimline dishwasher, electric hob, extractor hood, electric oven, integrated fridge/freezer.

### Conservatory

10' 6" MAX x 8' 8" MAX ( 3.20m MAX x 2.64m MAX )

under floor electric heating, windows to sides and rear, French doors to the side and garden,

## Upstairs

### Landing

Airing cupboard

### Bedroom 1

11' 6" MAX x 11' 2" MAX ( 3.51m MAX x 3.40m MAX )

Two windows to front aspect, radiators

### Ensuite

Window to front aspect, radiator, low-level WC, wash hand basin with drawers under, shower cubicle.

### Bedroom 2

11' 11" MAX x 8' 1" MAX ( 3.63m MAX x 2.46m MAX )

Window to rear aspect, radiator

### Bedroom 3

8' 11" MAX x 6' 3" MAX ( 2.72m MAX x 1.91m MAX )

Window to rear aspect, radiator

### Bathroom

Towel rail radiator, low-level WC, wash hand basin with drawers under, shower cubicle with rainfall shower head.

### Loft Space

Pull down ladder, partly boarded

## Outside

### Rear Garden

Part patio, remainder laid to lawn, mature shrubs and trees, access to front garden through garage

### Garage

17' 5" MAX x 8' 2" MAX ( 5.31m MAX x 2.49m MAX )

Attached to side of property, manual up and over door, light and power, pitched roof for storage.

### Driveway

Driveway parking for two - three vehicles





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)

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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: BTK313658 - 0007