



Connells

Appleton Drive
Marnel Park Basingstoke



Property Description

Located in Marnel Park, the property is just under a 3 mile drive from Basingstoke's Town Centre which houses the Festival Place Shopping Centre and mainline Train station with a direct line to London Waterloo. The local area has convenience stores, parks, schools, a Doctor's surgery and a pharmacy. The property is near to a large open field and woodland area providing opportunity for fresh air and walks. The location also benefits from being close to Chineham Business Park and Chineham shopping centre offering a variety of shops and stores. There is also easy access via car to the A33 and M3 and plenty of public transport options across Basingstoke.

Entrance Hall

Double glazed glass panel front door, wood flooring, stairs to first floor, doors to:

Cloakroom

Refitted and comprises low-level WC, vanity wash hand basin, extractor fan, wood flooring

Lounge/Diner

18' 2" max x 13' 6" max (5.54m max x 4.11m max)

Double glazed window and double glazed French doors to rear garden, under stairs storage cupboard

Kitchen

11' 8" x 6' 2" (3.56m x 1.88m)

Refitted and comprises roll top work surfaces with cupboards over and cupboard and drawers under, fitted five ring gas hob with hood over, fitted electric double oven, one and half bowl stainless steel sink with drainer and mixer tap, double glazed window to front aspect, cupboard housing gas boiler, space for dishwasher, space for washing machine, space for upright fridge/freezer

Upstairs

First Floor Landing

Airing cupboard, double glazed window to front aspect, stairs to bedroom one, doors to:

Bedroom 2

13' 6" x 9' 1" (4.11m x 2.77m)

Double glazed window to rear aspect

Bedroom 3

10' 7" x 6' 10" (3.23m x 2.08m)

Double glazed window to front aspect

Bathroom

Refitted and comprises panel enclosed bath with mixer tap and shower attachment, low-level WC, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan

Bedroom 1

13' 6" not into recess x 11' 3" (4.11m not into recess x 3.43m)

Two skylight windows to rear aspect, loft access, double wardrobe, door to:

En-Suite Shower Room

Re-fitted and comprises corner shower cubicle, low-level WC, vanity wash hand basin, heated towel rail, extractor fan, part tiled walls, double glazed frosted window to front aspect

Outside

Rear Garden

Laid to patio with raised flower and shrub border, outside tap, double glazed glass panel door to garage

Parking

Driveway parking which leads to:

Garage

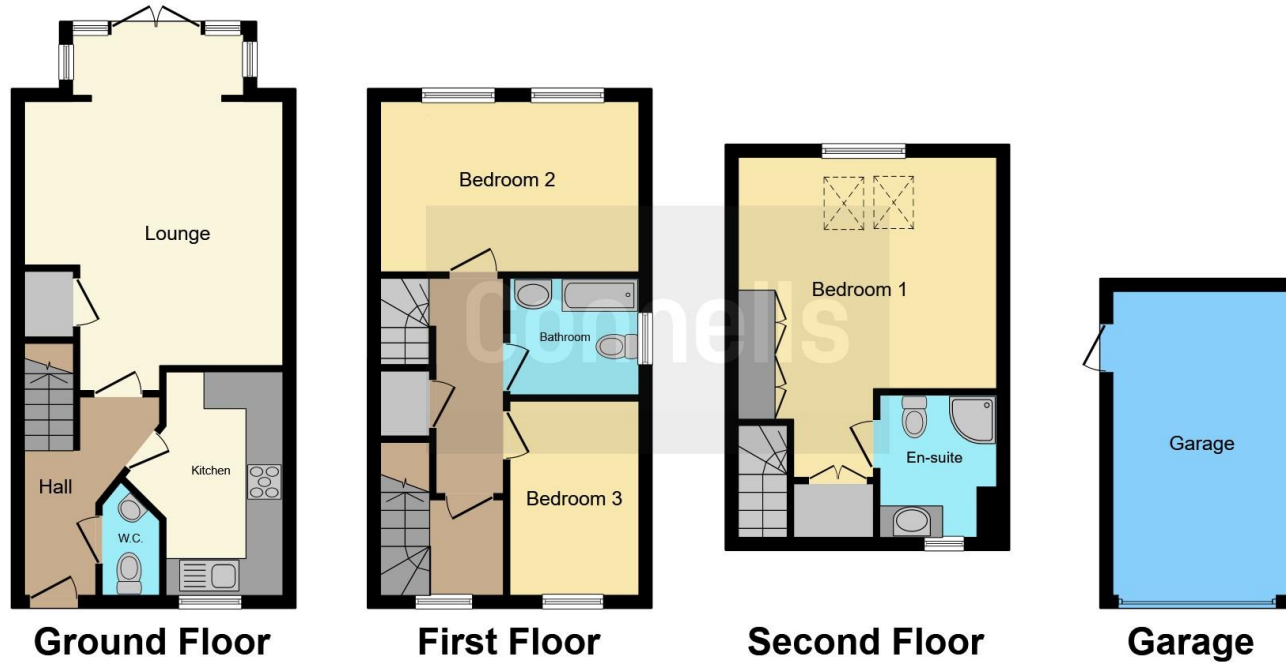
20' x 10' 2" (6.10m x 3.10m)

With up & over door, power and light









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

To view this property please contact Connells on

T 01256 464566
E basinstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: Awaiting

Tenure: Freehold

view this property online connells.co.uk/Property/BTK313677



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: BTK313677 - 0003