



Connells

Dorset Crescent
BASINGSTOKE



Property Description

Located in Highfields, on the Western outskirts of Basingstoke, the property is within walking distance of Highfield Play Park. Within the local area there are plenty of parks and open space, convenience stores, pubs, Schools and Nurseries, a Gym and the Manydown Farm Shop. The property is located just over a 2 mile drive from the Basingstoke Town Centre, offering the Festival Place Shopping Centre, mainline Train Station and the Basingstoke Bus Station. Also just a short distance from the property is the Basingstoke Leisure Park, meaning there is a wide range of travel, entertainment and leisure facilities and food and drink outlets close by. The property benefits from having easy access, via car, to the A339 to Newbury and Junction 6 of the M3. For those who prefer public transport, there are a number of bus stops within walking distance which are frequently serviced by the Basingstoke Stagecoach Bus Company.

Entrance Hall

Double glazed glass panel door to front aspect, carpet, radiator, doors to:

Cloakroom

Double glazed obscured window to front aspect, low-level WC, corner wash hand basin, radiator, carpet

Lounge

15' 8" max x 15' 8" max (4.78m max x 4.78m max)

Double glazed window to front aspect, two radiators, carpet, stairs to first floor.

Kitchen/Diner

15' 7" max x 8' 3" plus under stairs cupboard (4.75m max x 2.51m plus under stairs cupboard)

Fitted kitchen comprising of roll top work surfaces with cupboards and drawers under and cupboards over, one and half bowl sink with drainer and mixer tap, space for washing machine, integrated hob with oven under and hood over, integrated fridge/freezer, integrated dish washer, double glazed window to rear aspect, double glazed glass panel door to rear aspect

Upstairs

Landing

Carpet, loft access to mostly boarded loft space, doors to:

Bedroom 1

15' 6" max x 13' 5" max (4.61m max x 4.09m max)

Two double glazed windows to front aspect, storage cupboard, fitted wardrobe, carpet, TV point, radiator.

Bedroom 2

10' 7" x 8' 5" (3.23m x 2.57m)

Double glazed window to front aspect, carpet, radiator

Bathroom

Double glazed obscured window to rear aspect, panel enclosed bath with mixer tap and shower over, vanity wash hand basin, low-level WC, shaver point, part tiled. extractor fan, radiator

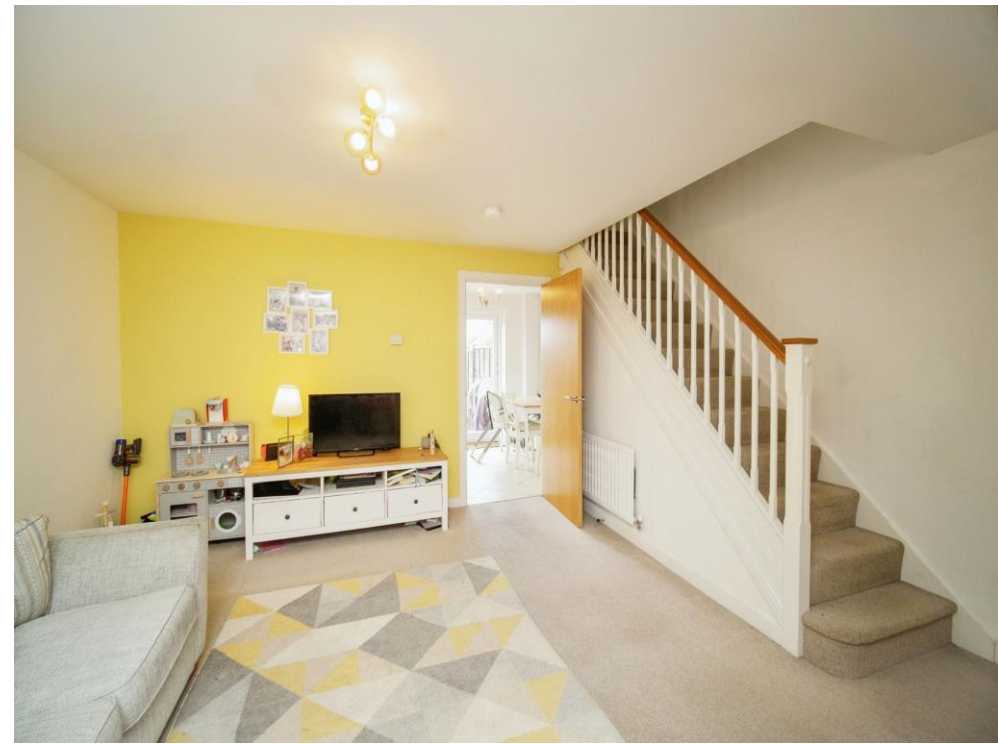
Outside

Rear Garden

Patio to front aspect, remainder laid to lawn, fully enclosed, path to rear access gate, outside tap.

Parking

The property benefits from an allocated parking space to the rear





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

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EPC Rating: C

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Tenure: Freehold



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