



**Connells**

Hutchins Way  
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.



## Double Glazed Glass Panel Door

Leading to:

## Entrance Hall

Stairs to first floor, doors to:

## Study

14' 4" x 9' 2" not into both recesses ( 4.37m x 2.79m not into both recesses )  
Double glazed windows to front and side aspect,

## Kitchen/Diner

16' 9" x 14' 4" ( 5.11m x 4.37m )  
Roll top work surface with cupboards and drawers under and cupboards over, six ring gas hob with electric double oven under and extractor hood over, one and half bowl stainless steel sink with drainer and mixer tap, double glazed window to front aspect, double glazed French doors to rear garden, double cupboard with space for washing machine and tumble dryer and wall mounted gas boiler, fully tiled floor, part tiled walls, concealed upright fridge/freezer, concealed dish washer

## Cloakroom

Low-level WC, pedestal wash hand basin, extractor fan

## First Floor Landing

Stairs to second floor landing, doors to:

## Bedroom 2

14' 4" x 8' 5" ( 4.37m x 2.57m )  
Two double glazed windows to side aspect, double glazed window to front aspect

## Lounge

12' 5" not into recess x 12' 8" max ( 3.78m not into recess x 3.86m max )  
Double glazed window to front aspect, airing cupboard, doors to:

## Bedroom 1

12' 5" not into recess x 12' 8" max ( 3.78m not into recess x 3.86m max )

Double glazed window to front aspect, double wardrobes, double glazed glass panel door with Juliet balcony to side aspect, door to:

## Jack & Jill Shower Room

Fully tiled shower cubicle, low-level WC, pedestal wash hand basin, part tiled wall, fully tiled floor, double glazed frosted window to front aspect

## Bedroom 3

14' 4" x 8' 5" ( 4.37m x 2.57m )  
Two double glazed windows to side aspect, double glazed window to front aspect,

## Outside

## Rear Garden

Small patio area with remainder laid to lawn, gate for rear access

## Parking

Driveway parking can be found to the rear of the property leading to:

## Garage

Up and over door





To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/BTK313831](https://www.connells.co.uk/Property/BTK313831)**

Tenure: Freehold



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