



Divot Way Basingstoke RG24 9YE

for sale offers in excess of
£430,000



Property Description

Gillies Meadow is a modern development built by David Wilson homes in 2017 within the popular Rooksdown location. Close by are lovely country walks and Weybrook Park Golf Course.

Rooksdown - The property is local to convenience stores, schools, a cafe, Doctors Surgery and pharmacy. There are plenty of parks and open spaces close by, providing opportunity for walks and fresh air. The Basingstoke Town Centre is just under three miles away, housing the Festival Place Shopping Centre and The Malls with a variety of shops, restaurants, bars, and entertainment facilities. There are bus stops nearby with regular services into the Town Centre, and the Basingstoke Train Station has a direct line to London Waterloo. Also the M3, A33 and A339 are all easily accessible via car, offering plenty of travel links.

14' 4" into recess x 15' 9" into recess (4.37m into recess x 4.80m into recess)

Roll top work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, double glazed window to front aspect double glazed window and French doors to rear garden, fitted five ring gas hob with hood over, fitted electric double oven, concealed upright fridge-freezer, concealed washing machine.

Lounge

14' 4" max x 11' 4" (4.37m max x 3.45m)

Double glazed window to front aspect, double glazed window to side aspect, under stair storage cupboard

Upstairs

First Floor Landing

Stairs to second floor landing, doors to:

Reception Room/Bedroom Four

14' 3" x 10' 4" (4.34m x 3.15m)

Double glazed French doors leading to balcony, double glazed window to front aspect.

Bedroom Two

14' 4" x 10' 1" into recess (4.37m x 3.07m into recess)

Double glazed window to front aspect, double glazed window to side aspect.

Entrance Hall

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

Cloakroom

Low-level WC, wash hand basin, extractor fan

Kitchen/Diner

Bathroom

Panel enclosed bath with shower over, pedestal wash hand basin, low-level WC, part tiled walls, extractor fan, double glazed frosted window to front aspect.

Second Floor Landing

Loft access, doors to:

Bedroom One

14' 2" max x 12' 3" max (4.32m max x 3.73m max)

Double glazed French doors with Juliet balcony to side aspect, double glazed window to front aspect, door to:

Jack & Jill En-Suite

Fully tiled shower cubicle, pedestal wash hand basin, low-level WC, heated towel rail, part tiled walls, double glazed frosted window to front aspect.

Bedroom Three

12' 2" x 8' 4" (3.71m x 2.54m)

Double glazed window to front aspect, double glazed window to side aspect, full width fitted wardrobes with sliding doors.

Outside

Rear Garden

Patio area with raised flower and shrub borders with steps leading to an area of artificial grass. A further patio to the rear of the garden with a pergola. The garden is fully

enclosed with a gate for side access.

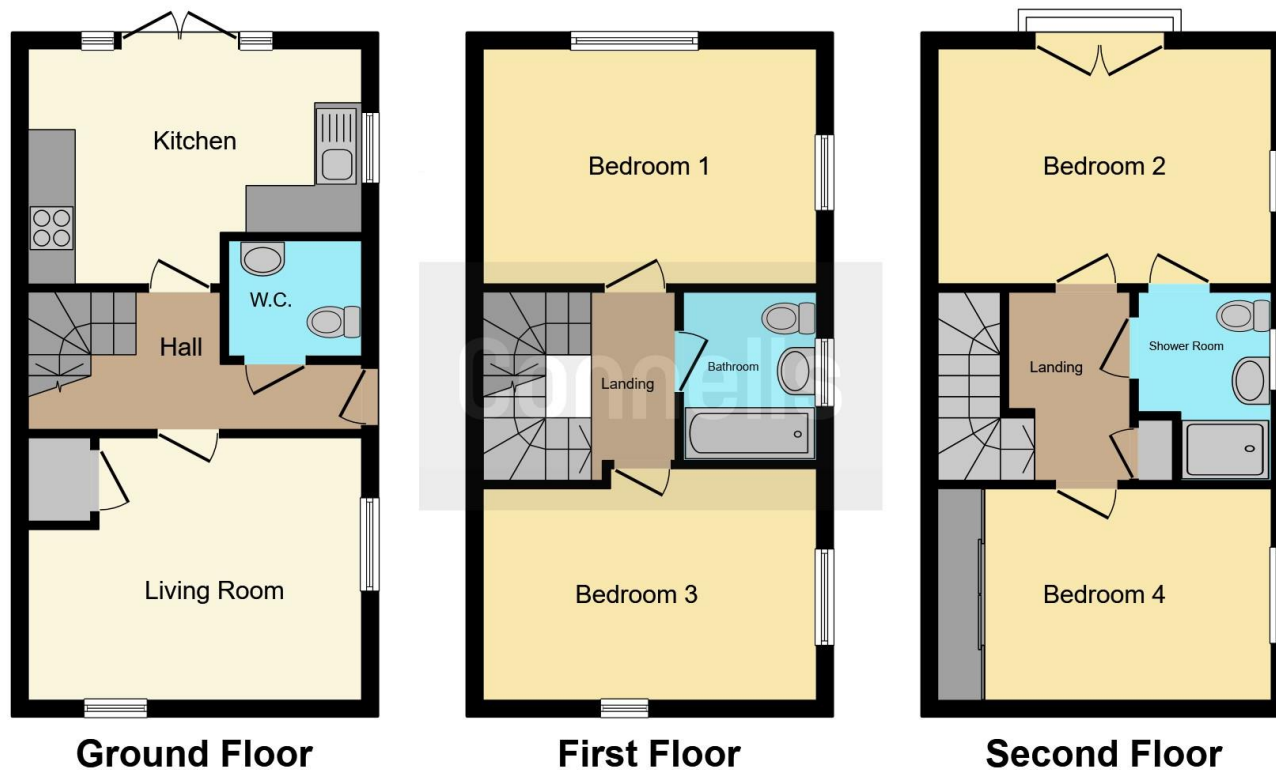
Parking

The property benefits from having two allocated parking spaces to the side.









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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Tenure: Freehold

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