



Connells

Ivar Gardens
Lychpit Basingstoke

Ivar Gardens Lychpit Basingstoke RG24 8YD

for sale
£500,000



Property Description

Offered to the market with no onwads chain this versatile family home boasts four bedrooms upstairs as well as an addition study/ bedroom five downstairs with its own en suite. There is also a large kitchen diner, separate lounge and driveway parking. This fantastic home is situated in the highly sought after area of Lychpit and is within walking distance to both the local primary school and Chineham shopping centre. There are good road links to both the M3 and M4, and rail links from Basingstoke to London Paddington.

Entrance Hall

Understairs storage.

Cloakroom/ Shower Room

Shower cubicle, low level WC, wall mounted hand wash basin, heated towel rail, double glazed window to rear aspect.

Lounge

21' 4" (into bay window) x 11' 5" (max) (6.50m (into bay window) x 3.48m (max))

Double glazed bay window to front aspect, double glazed window to rear aspect, fireplace.

Kitchen/ Diner

24' 9" x 14' 1" (7.54m x 4.29m)

Kitchen island, seven ring hob with three section oven under with hood over, two double glazed windows to rear aspect, double glazed French doors to garden, integrated fridge-freezer, integrated dishwasher, concealed washing machine.

Study/Bedroom Five

15' 11" Into Bay x 8' 6" (4.85m Into Bay x 2.59m)

Double glazed window to front aspect.

Upstairs

Bedroom One

10' 11" (max) x 10' 1" (3.33m (max) x 3.07m)

Integrated double door cupboards, double glazed window to rear aspect.

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

Double glazed window to rear aspect.

Bedroom Three

6' 2" x 7' 1" (1.88m x 2.16m)

Double glazed window to rear aspect.

Bedroom Four

6' 4" x 10' 1" (1.93m x 3.07m)

Double glazed window to front aspect.

Bathroom

Panel enclosed bath with handhold shower attachment, integrated single cupboard, hand wash basin with mixer tap, low level WC, double glazed window to front aspect.

Outside

Rear Garden

Part patio remainder laid to lawn, gate for side access, fully enclosed.

Driveway Parking

Driveway parking, space for two cars,









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 Council Tax
 Band: E

Tenure: Freehold

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