



**Connells**

Broadhurst Grove  
Lychpit Basingstoke



# Broadhurst Grove Lychpit Basingstoke RG24 8SB

for sale  
**£535,000**



## Property Description

Situated in a cul-de-sac in the popular area of Lychpit, the property is less than 3 miles away from Basingstoke Town Centre and is near to Chineham Shopping Centre. Local to the property is the Millfield Nature Reserve offering opportunity for fresh air and walks. Basingstoke's Town Centre houses the Festival Place shopping centre providing a variety of shops, restaurants, bars entertainment and leisure facilities. There are plenty of public transport options with bus routes into Town and across Basingstoke, also the mainline train station has a direct link to London Waterloo. There is easy access to the A33 to Reading and the M3 via car.

## Entrance Hall

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

## Cloakroom

Low level WC, pedestal wash hand basin, double glazed frosted window to rear aspect.

## Reception Room

12' 7" x 11' 6" ( 3.84m x 3.51m )

Double glazed windows to rear and side aspects, door to:

## Bedroom Four

12' x 7' 7" (max) ( 3.66m x 2.31m (max) )

Double glazed window to side aspect, lift access, door to:

## En-Suite Shower Room

Fully tiled shower cubicle, low level WC, pedestal wash hand basin, heated towel rail.

## Kitchen/ Diner

17' 8" x 7' ( not into recess ) ( 5.38m x 2.13m (not into recess) )

Re-fitted and comprises work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with hood over, fitted electric double oven, ceramic sink with drain and mixer tap, double glazed window to rear aspect, double glazed glass panel stable door to rear garden, concealed dishwasher, concealed washing machine, concealed upright fridge-freezer, part tiled walls.

## Lounge

17' 10" x 10' 10" ( 5.44m x 3.30m )

Double glazed windows to front and side aspects, fitted living flame gas fire, double glazed French doors to:

## Conservatory

10' 3" (max) x 8' 10" ( 3.12m (max) x 2.69m )

Fully double glazed with double glazed glass panel door to rear garden, fully tiled floor, double radiator.

## Upstairs

### Landing

Cupboard housing gas boiler, loft access, doors to:

### Bedroom One

12' x 9' 8" (not into door recess) ( 3.66m x 2.95m (not into door recess) )

Full width fitted wardrobe with mirrored sliding doors, storage cupboard, double glazed window to front aspect.

### Bedroom Two

11' 8" x 8' 1" ( 3.56m x 2.46m )

Double glazed windows to front and side aspects.

### Bedroom Three

11' 3" x 8' ( 3.43m x 2.44m )

Double glazed window to rear aspect, storage cupboard.

## Bathroom

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

## Outside

### Rear Garden

Non overlooked rear garden comprising part patio with remainder laid to lawn, timber-built shed/ summer house, security sensor light, outside tap, fully enclosed, gate for side access.

### Parking

Block pave driveway parking to the front of the property.



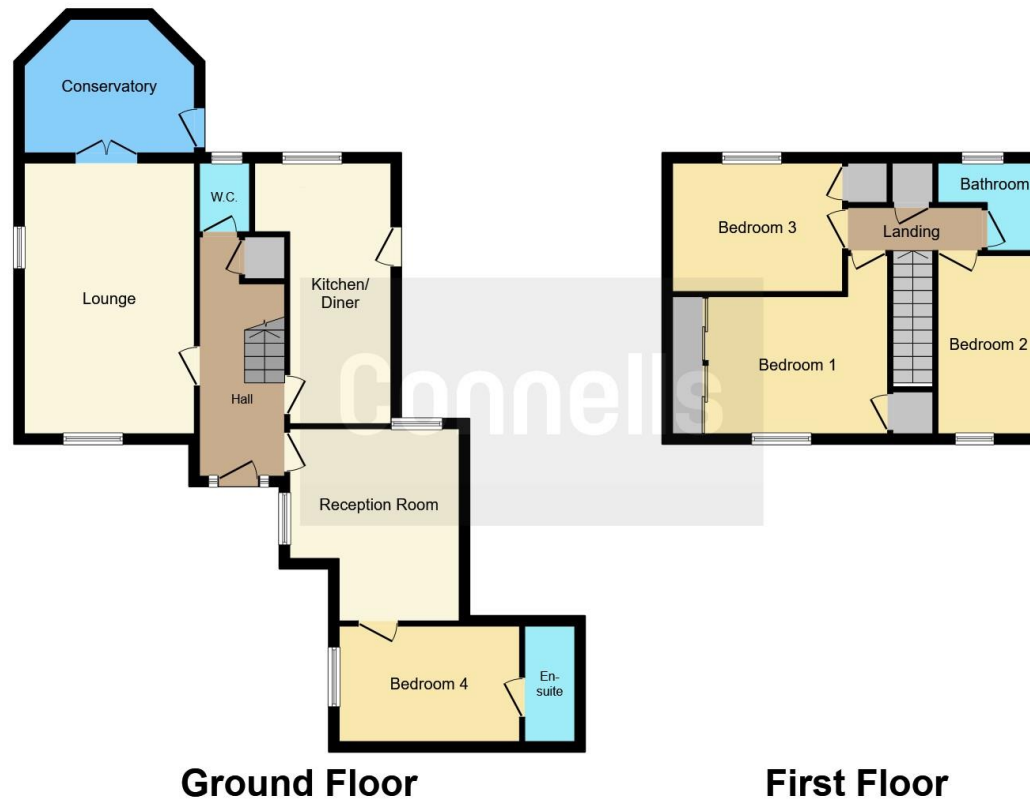












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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1 Wote Street  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BTK314344](http://connells.co.uk/Property/BTK314344)**



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