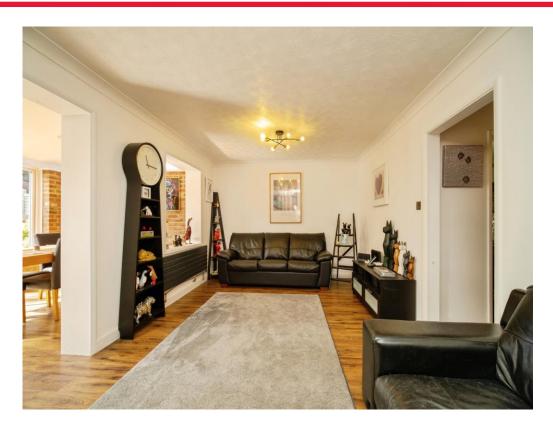


Connells

Larkfield Chineham Basingstoke







# **Property Description**

Situated in Chineham, just off the A33, the local area houses a Library, Post Office, Primary School, and the Chineham Shopping Centre which houses a variety of supermarkets, retail shops and takeaway services. The property benefits from being close to the Binfields Woodland Park, Basing Wood and The Vyne National Trust providing opportunity for walks and fresh air. There are bus stops which have regular services into Basingstoke Town Centre and there is easy access to the A339 to Newbury, A33 to Reading and the M3 via car, providing many travel and commuting options.

#### **Entrance Hall**

Single cupboard, stairs to first floor, opening to and doors to:

# **Utility Area**

11' 5" (max) x 7' 6" (max) ( 3.48m (max) x 2.29m (max) )

Ample storage space, power, electric and water, space for fridge-freezer, space for washing machine, work surfaces.

### Cloakroom

Low level WC, vanity wash hand basin, heated towel rail.

#### Kitchen

7' (max) x 13' 3" (max) ( 2.13m (max) x 4.04m (max) )

Work surfaces with cupboards and drawers under and cupboards over with lights under, sink with drainer and mixer tap, 5 ring induction hob with electric oven under and hood over, integrated dishwasher, integrated fridge-freezer, double glazed window to front aspect.

# **Living Room**

19' 1" x 11' (5.82m x 3.35m)

Under stair storage cased opening to:

### **Dining Room**

9' 7" x 14' 8" ( 2.92m x 4.47m )

Brick-built extension, two large double glazed windows to rear aspect allowing natural light into the room, high double glazed windows to side aspect, double glazed French doors to rear garden.

# **Upstairs**

# **First Floor Landing**

Single cupboard housing water tank, doors to:

#### **Bedroom One**

12' 4" x 9' 2" ( 3.76m x 2.79m )

Built-in cupboard, double glazed window to rear aspect.

# **Bedroom Two**

9' 6" x 8' 10" ( 2.90m x 2.69m )

Built-in cupboards, double glazed window to rear aspect.

### **Bedroom Three**

9' 4" (max) x 10' 1" (max) ( 2.84m (max) x 3.07m (max) )

Double glazed window to front aspect.

# **Shower Room**

Double glazed window to front aspect, low level WC, vanity wash hand basin, walk-in shower, Bluetooth mirror, heated towel rail, part tiled walls.

#### Outside

# **Rear Garden**

Part patio, remainder laid with artificial lawn for easy maintenance, patio steps leading to main garden area, fully enclosed, boarded risen planter, timber-built garden bar, metal framed gazebo with sunshade, gate for access.

# **Parking**

The property benefits from having driveway parking.

















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Tenure: Freehold



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