



**Connells**

Poynings Crescent  
Basingstoke





## Property Description

The house is situated at the bottom of a cul-de-sac amongst other detached homes. There is a local Co-Op convenience store nearby, together with schooling and the town centre which is one mile away. Basingstoke offers extensive shopping and recreational facilities including the shops, bars and restaurants of Festival Place. There are sports centres, cinemas, theatres, museums, a concert hall and ten pin bowling. There is a main line railway station with service to London (Waterloo) from 46 minutes and M3 motorway access at Junction 6.

### Entrance Hall

Double glazed window to front aspect, stairs to first floor, understairs storage, cupboard with two sliding doors, doors to:

### Cloakroom

Double glazed window to front aspect, low level WC, wash hand basin, heated towel rail.

### Bedroom Five

8' 8" (max) x 24' 5" (max) ( 2.64m (max) x 7.44m (max) )

Double glazed window to rear aspect, door to:

### En Suite Shower Room

Double glazed window to side aspect, walk-in shower cubicle, vanity wash hand basin, low level WC, heated towel rail.

### Lounge

24' 7" (max) x 13' (max) ( 7.49m (max) x 3.96m (max) )

Double glazed French doors to rear garden, double glazed window to rear aspect.

### Kitchen/ Diner

32' 6" (max) x 11' 10" (max) ( 9.91m (max) x 3.61m (max) )

Work surfaces with cupboards and drawers under and cupboards over, six ring gas hob with oven under and extractor hood over, double glazed window to front and side aspects, space for dishwasher, space for fridge-freezer, space for washing machine, one and a half bowl stainless steel sink with drainer and mixer tap. Through the dining area there are double glazed French doors leading to the conservatory.

### Conservatory

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

Double glazed throughout, sides and ceiling.

### Upstairs Landing

Double glazed window to front aspect, doors to:

### Bedroom One

20' 5" (max) x 5' 11" (max) ( 6.22m (max) x 1.80m (max) )

Double glazed window to rear aspect, double glazed French door to balcony, door to:

## En Suite

Double glazed window to side aspect, low level WC, vanity wash hand basin, Jacuzzi bath, heated towel rail, extractor fan, walk-in shower cubicle.

## Bedroom Two

18' 10" (max) x 12' (max) ( 5.74m (max) x 3.66m (max) )

Double glazed window to rear aspect, bi-fold door to:

## En Suite Cloakroom

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

## Bedroom Three

16' 4" (max) x 14' 10" (max) ( 4.98m (max) x 4.52m (max) )

Two double glazed windows to front aspect.

## Study/ Bedroom Four

6' 8" x 9' 10" ( 2.03m x 3.00m )

Double glazed window to front aspect.

## Shower Room

Double glazed window to side aspect, walk-in shower cubicle, low level WC, heated towel rail, extractor fan, vanity wash hand basin.

## Outside

### Parking

The property benefits from having a generously sized paved driveway.

### Rear Garden

Part patio with remainder laid to lawn, timber-built shed.















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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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