



**Connells**

Holmes Close  
Basingstoke



### Property Description

Connells are delighted to bring to the market this FOUR BEDROOM DETACHED FAMILY HOME in the popular area of HATCH WARREN, BASINGSTOKE comprising of CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, ENSUITE TO MASTER BEDROOM, FAMILY BATHROOM, REAR GARDEN, WATER SOFTENER, GARAGE, DRIVEWAY PARKING

The property is in Hatch Warren, which is a popular place to live with schools, shops and open spaces close by and the countryside just a short walk away. Basingstoke train station is around 3 miles away (as the crow flies) with approx. 45-minute services into London Waterloo and the M3 motorway is easily accessible at junction 7.

### Cloakroom

Double Glazed Frosted Window to Side, Low Level WC, Wash Hand Basin

### Dining Room

9' 5" max x 7' 9" max ( 2.87m max x 2.36m max )

Double Glazed Glass Panel Doors to Garden, Double Glazed Window to Side

### Lounge

17' 3" max x 12' 2" max ( 5.26m max x 3.71m max )

Double Glazed Window to Front, Double Glazed Window to Side, Archway to Dining Room, Electric Fireplace, Gas Point

### Kitchen

10' 8" max x 10' 4" max ( 3.25m max x 3.15m max )

Double Glazed Window to Rear, Under Stairs Storage, Integrated Fridge, Integrated Double Oven and Grill, Granite Sink with Mixer Tap, Dishwasher, 4 Ring Gas Hob, Breakfast Bar

## Utility Room

7' 4" max x 5' 4" max ( 2.24m max x 1.63m max )

Double Glazed Frosted Door to Garden, Double Glazed Window to Rear, Integrated Freezer, Space for Washing Machine, Stainless Steel Sink

## Bedroom One

16' 5" max x 8' 7" max ( 5.00m max x 2.62m max )

Double Glazed Window to Front, Airing Cupboard, Wardrobes

## Ensuite

Double Glazed Frosted Window to Rear, Vanity Wash Hand Basin, Low Level WC, Paneled Bath with Shower Over

## Bedroom Two

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

Double Glazed Window to Front, Built in Wardrobes

## Bedroom Three

10' 4" max x 9' 2" max ( 3.15m max x 2.79m max )

Double Glazed Window to Rear

## Bedroom Four

9' 6" max x 6' 8" max ( 2.90m max x 2.03m max )

Double Glazed Window to Front

## Bathroom

Panel Enclosed Bath with Shower Over, Low Level WC, Vanity Wash Hand Basin

## Rear Garden

Private Enclosed Rear Garden, Patio Area, Mainly Laid to Lawn

## Integral Garage

Up and Over Door, Power and Light

## Driveway Parking

Parking for 3 cars









**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/KSH104981](http://connells.co.uk/Property/KSH104981)**



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