



Connells

Arcadia Close
Beggarwood Basingstoke



Property Description

Reconfigured and open plan ground floor ideal for entertaining friends and family this **FOUR BEDROOM END OF TERRACE TOWNHOUSE** in the popular area of **BEGGARWOOD, BASINGSTOKE** comprising of 4 double bedrooms, two bathrooms, ensuite to master bedroom, allocated parking, garage, cloakroom, non overlooked, underfloor heating.

Beggardwood is a modern development that enjoys a wonderful family orientated setting, living here you can appreciate great surroundings and become part of a vibrant local community. All amenities are within walking distance and include Doctors, Dentist, Pharmacy, Convenience store, Day Nursery, Holly Blue Public House / Restaurant, and Cafe. By road, the nearby M3 provides an excellent link to London and the South Coast.

There is regular Bus services into Basingstoke Town Centre, and Basingstoke train station provides regular fast train services to many destinations, the fastest journey time to Southampton is approx. 33 minutes, while London Waterloo can be reached in approx. 51minutes.

Ground Floor

Cloakroom

Low level wc, wash hand basin

Kitchen/Dining/Living Room

32' 8" into bay x 11' max (9.96m into bay x 3.35m max)

Double glazed frosted window to side, double glazed doors to garden, double glazed bay window to front, underfloor heating, space for American fridge freezer, quartz worktop, induction hob, integrated double oven, integrated microwave, integrated dish washer, integrated fridge, sink with mixer tap, extractor fan.

Laundry Room

5' 2" into recess x 3' 2" (1.57m into recess x 0.97m)

Space for washing machine

First Floor

Bedroom Three

16' 8" max x 14' 5" max (5.08m max x 4.39m max)

Two double glazed windows to front

Shower Room

Low level wc, wash hand basin, shower cubicle

Bedroom Four

10' 6" x 14' 5" (3.20m x 4.39m)

Two double glazed windows to rear

Second Floor

Bedroom One

12' x 14' 5" (3.66m x 4.39m)

Two double glazed windows to front

Ensuite

Double glazed frosted window to side, low level wc, wash hand basin, shower cubicle

Bedroom Two

10' 5" max x 14' 5" max (3.17m max x 4.39m max)

Two double glazed windows to rear

Bathroom

Double glazed frosted window to side, panel enclosed bath with mixer tap, low level wc, wash hand basin

Outside

Garage

20' max x 9' 8" max (6.10m max x 2.95m max)

Up and Over Door

Parking

Allocated parking

Rear Garden

Non overlooked rear garden, mainly laid to lawn, patio area









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

Tenure: Freehold

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Property Ref: KSH105249 - 0010