



**Connells**

Majestic Road  
Basingstoke



### Property Description

FOUR bedroom DETACHED home in HATCH WARREN, BASINGSTOKE comprising of CLOAKROOM, LOUNGE, DINING ROOM, utility room, conservatory, ENSUITE, Bathroom, GARAGE, DRIVEWAY

There are well regarded schools nearby as well as plenty of green spaces and amenities. Hatch Warren is an excellent choice for families, offering easy access to the motorway and bus links around the town.

Basingstoke's town centre has extensive shopping and recreational facilities including an ice rink, two multiplex cinemas, two sports centres, ten pin bowling, theatres, museums, indoor sky diving and a concert hall etc. There is M3 motorway access at junctions 6 and 7 and a main line railway station with frequent service to London (Waterloo from 45 minutes).

### Cloakroom

Wash hand basin, low level wc, hand held shower.

### Lounge

20' 9" x 12' 7" ( 6.32m x 3.84m )  
Double glazed bay window to front, double glazed sliding door to rear to conservatory, gas fireplace

### Dining Room

12' 7" x 8' 2" ( 3.84m x 2.49m )  
Double glazed bay window to front, hatch to kitchen

### Kitchen

12' 6" x 12' 1" ( 3.81m x 3.68m )  
Double glazed window to rear, gas hob, electric oven and grill, wall and base units, stainless steel sink, tumble dryer, dishwasher

### Utility Room

4' 10" x 6' ( 1.47m x 1.83m )  
Fridge freezer, washing machine, boiler

## Conservatory

10' 8" x 10' 5" ( 3.25m x 3.17m )

Double glazed door to garden, floor to ceiling windows

## Landing

Double glazed window to rear, loft hatch, airing cupboard

## Bedroom One

12' x 10' 11" ( 3.66m x 3.33m )

Double glazed window to front, double built in wardrobes

## Ensuite

Double glazed frosted window, vanity wash hand basin, free standing shower

## Bedroom Two

9' 4" x 10' ( 2.84m x 3.05m )

Double glazed window to rear, built in wardrobe

## Bedroom Three

11' 3" x 12' 10" ( 3.43m x 3.91m )

Double glazed window to front, double built in wardrobe, built in wardrobe with foldaway bed

## Bedroom Four

8' 3" x 9' 1" ( 2.51m x 2.77m )

Double glazed window to front, single built in wardrobe, currently set up as an office

## Bathroom

Double glazed frosted window to rear, vanity wash hand basin, towel rail

## Outside

## Rear Garden

Patio area, shrubs

## Driveway

Parking for 2 cars

## Garage

16' 6" x 16' 10" ( 5.03m x 5.13m )

Electric door, storage above, power and light









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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**EPC Rating: Awaited**

Tenure: Freehold

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