



**Connells**

Hollyhock Close  
BASINGSTOKE



## Property Description

Situated in a popular family location, due to its proximity to Kempshott Infants and Junior schools, this stunning four bedroom detached house is offered to the market with no onwards chain. The property benefits from a corner plot with a sunny south west facing rear garden and has been thoughtfully extended to create a perfect home for families or those who work from home.

A highlight of the downstairs is the modern kitchen with dining and utility areas, with fitted appliances such as warming draw, this is the perfect space for entertaining. There is also a separate study, lounge and shower room downstairs. Upstairs you are greeted with four well proportioned bedrooms and a modern family bathroom.

To the front of the property there is plenty of driveway parking as well as a garage. Viewing of this wonderful home is highly recommended.

## Entrance Hall

11' 3" max x 6' 9" ( 3.43m max x 2.06m )  
Double glazed window to front, large built in coats cupboard, large understairs cupboard

## Shower Room

2' 8" x 7' 1" ( 0.81m x 2.16m )  
Shower cubicle, low level wc, wash hand basin

## Study

6' 3" x 6' 9" ( 1.91m x 2.06m )  
Double glazed window to side

## Lounge

11' 7" max x 19' 9" max ( 3.53m max x 6.02m max )  
Double glazed window to front, double glazed french doors to side garden, gas fireplace is a Gazco Studio fire

## Kitchen

7' 9" x 13' 4" ( 2.36m x 4.06m )  
Double glazed window to rear, integrated dish washer, sink, wall and base units, double oven, warming draw

## Dining Area

9' 8" x 9' 5" ( 2.95m x 2.87m )

Double glazed french doors to rear

## Utility Area

7' 2" x 13' 1" ( 2.18m x 3.99m )

Double glazed door to side, double glazed window to rear, space for washing machine, space for tumble dryer, sink with mixer tap

## Bedroom One

9' 11" x 12' 2" ( 3.02m x 3.71m )

Double glazed window to front, built in wardrobe

## Bedroom Two

9' 4" x 12' 2" ( 2.84m x 3.71m )

Double glazed window to rear, built in wardrobes

## Bedroom Three

9' 6" x 8' 1" max ( 2.90m x 2.46m max )

Double glazed window to rear

## Bedroom Four

11' x 7' into recess ( 3.35m x 2.13m into recess )

Double glazed window to front

## Bathroom

7' 3" max x 7' 3" max ( 2.21m max x 2.21m max )

Low level wc, wash hand basin, panel enclosed bath with shower over

## Outside

## Rear Garden

Two patio areas one south facing and one west facing, large built in BBQ/Chiminea

## Garage

16' 5" x 7' 9" ( 5.00m x 2.36m )

Up and over door, power and light

## Parking

Driveway parking for 3 to 4 cars









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: D**

Tenure: Freehold

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