



**Connells**

Arcadia Close  
Beggarwood Basingstoke



# Arcadia Close Beggarwood Basingstoke RG22 4AJ

for sale guide price  
**£475,000**



## Property Description

FIVE BEDROOM property in the popular area of BEGGARWOOD, BASINGSTOKE, comprising of EN-SUITE, GARAGE, KITCHEN-DINER and SEPARATE LOUNGE.

This impressive 5-bedroom property, situated in the highly desirable Beggarwood area, offers the perfect blend of space and functionality, making it an ideal choice for growing families or those who love to entertain. Located in a peaceful and family-friendly neighbourhood, this property boasts a large lounge, a modern kitchen-diner, and a low-maintenance garden, ensuring comfort and convenience.

As you step inside, you'll be greeted by a bright and airy living room, offering plenty of space for family gatherings or relaxation. The expansive kitchen-diner is the heart of the home, featuring modern appliances, ample counter space, and room for a dining table. The master bedroom features a private en-suite bathroom, with four additional generously sized bedrooms. The home also includes a further two well-appointed bathrooms and cloakroom, ensuring convenience for larger households. Outside, the low-maintenance garden provides a great area for outdoor activities or relaxing, additionally the property includes a secure garage, providing ample storage and allocated parking.

Located in Beggarwood, you'll enjoy easy access to local amenities, highly regarded schools, green spaces, and excellent transport links, making this home the perfect choice for those looking for both tranquillity and convenience.

## Ground Floor

### Cloakroom

Low level wc, wash hand basin

### Lounge

18' 10" max x 11' 2" max into bay window ( 5.74m max x 3.40m max into bay window )

Double glazed bay window to front

### Kitchen/Dining Room

12' 3" x 14' 7" ( 3.73m x 4.45m )

Double glazed door to rear, double glazed window to rear, wall and base units, integrated oven with gas hob, integrated dish washer, space for fridge freezer, space for washing machine, butler sink

**First Floor**

**Bedroom Two**

16' 8" max x 14' 7" max ( 5.08m max x 4.45m max )

Two double glazed windows to front

**Shower Room**

Shower cubicle, hand wash basin, low level wc

**Bedroom Four**

7' 7" x 11' 4" ( 2.31m x 3.45m )

Double glazed window to rear

**Bedroom Five**

6' 8" max x 10' 6" max ( 2.03m max x 3.20m max )

Double glazed window to rear

**Second Floor**

**Bedroom One**

11' 11" x 14' 8" ( 3.63m x 4.47m )

Two double glazed windows to front

**Ensuite**

Shower cubicle, vanity wash hand basin, low level wc

**Bathroom**

Vanity wash hand basin, low level wc, enclosed bath panel with hand held shower

**Bedroom Three**

10' 6" x 14' 7" ( 3.20m x 4.45m )

Two double glazed windows to rear

**Outside**

**Rear Garden**

Mainly astro turfed, patio area

**Allocated Parking**

**Parking**

Allocated parking

**Garage**

19' 10" x 9' 10" ( 6.05m x 3.00m )

Up and over door

**Agents Note**

There is a boundary dispute, please contact the branch for more details

**Agents Note**

A right of way exists, please contact the branch for further details













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: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/KSH104994](http://connells.co.uk/Property/KSH104994)



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