



**Connells**

Yellowhammer Road  
BASINGSTOKE



# Yellowhammer Road BASINGSTOKE RG22 5UQ

for sale  
**£499,500**



## Property Description

A beautifully presented 3-bedroom detached home, located on Yellowhammer Road in the highly sought-after Gabriel Park development. Compromising of NO-ONWARDS CHAIN, ENSUITE, driveway parking, GARAGE, conservatory and private rear garden.

Offered to the market with no-onward chain, this spacious property features a light-filled conservatory overlooking the private rear garden, ideal for relaxing or entertaining. The ground floor offers a welcoming layout with generous living area, kitchen and separate dining space. Upstairs you'll find three well-proportioned bedrooms, including the master bedroom with en-suite along with the family bathroom.

Further benefits include driveway parking, garage and a peaceful setting within easy reach of nearby green spaces.

The location is ideal for families and commuters alike, just 3 miles from Basingstoke town centre and with excellent access to the M3 via Junction 7. The mainline station at Basingstoke offers fast trains to London Waterloo in approximately 45 minutes. Locally, you'll find great amenities including a Sainsbury's retail park, well-regarded schools such as St Mark's, and a welcoming community with a pub, restaurant, and active community centre all nearby.

## Entrance Porch

Double glazed door to

## Entrance Hall

Central heating controls, understairs storage cupboard, radiator, doors to lounge and kitchen

## Cloakroom

Low level wc, pedestal wash hand basin, radiator, part tiled walls, extractor fan

## Lounge

13' 1" x 12' 6" ( 3.99m x 3.81m )

Double glazed box window to front aspect, feature fireplace, power points, television and telephone points, radiator, door to

## Dining Room

9' 10" x 7' 10" ( 3.00m x 2.39m )

Double glazed window to rear, radiator, power points, door to

## Kitchen

13' 11" x 6' 9" ( 4.24m x 2.06m )

Double glazed window to rear, stainless steel sink unit with mixer taps, cupboards below, single built in oven, 4 ring gas hob with extractor over, integral dishwasher and fridge, plumbing for washing machine, range of eye and base level units with tile surrounds, laminated work surfaces, pelmet lights, radiator, power points, tiled flooring, double glazed door to

## Conservatory

14' 9" x 7' 7" ( 4.50m x 2.31m )

Tiled flooring, wall light points, power points, door to garden, door to garage

## First Floor Landing

Double glazed window, airing cupboard, access to loft space

## Bedroom One

12' x 10' 6" ( 3.66m x 3.20m )

Double glazed window to front aspect, radiator, power points

## Ensuite

Shower cubicle, low level wc, wash hand basin, radiator, part tiled walls, shaver point

## Bedroom Two

10' 4" x 7' 9" ( 3.15m x 2.36m )

Double glazed window to rear aspect, radiator, power points, single built in wardrobe

## Bedroom Three

8' 8" x 7' 7" ( 2.64m x 2.31m )

Double glazed window to rear aspect, radiator, power points

## Bathroom

Double glazed window, panel enclosed bath with mixer taps and shower fitment, pedestal wash hand basin, low level wc, part tiled walls, shaver point, radiator

## Outside

### Garage

18' 10" x 9' 4" ( 5.74m x 2.84m )

Up and over door, roof storage space, rear of garage converted into storage room

### Parking

Driveway Parking

### Front Garden

Mainly laid to lawn with flower and shrub borders

### Rear Garden

Sunny aspect paved patio area with a picket post fence, flower and shrub borders, side access

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.













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  
 Council Tax Band: D

Tenure: Freehold

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