



Connells

Heritage Park
Basingstoke



Property Description

Located in the highly sought after area of Hatch Warren, this detached three bedroom home is offered to the market with no onward chain. The property features a spacious lounge, modern kitchen, secured storage and three well-proportioned bedrooms, including a master with en-suite. Outside there is a driveway providing convenient parking and a private rear garden. Planning permission was granted for a single story extension back of house for Kitchen and WC Cloakroom area for more information please contact the branch.

On the western edge of Basingstoke with easy access the a339 which links to 7 of the M3 as well as Newbury to the west, providing the perfect location for the London Commute and weekends in the Westcountry, a short walk to local shops and the renowned leisure park close by. A further benefit of the location for families is the walking distance to two local primary schools.

Storage

7' 3" x 3' 6" (2.21m x 1.07m)
Up and over door

Porch

Entrance Door to Lounge/Dining Room,
Double glazed window to front

Office

12' 2" x 8' 4" (3.71m x 2.54m)
Double glazed window to side, door to hall

Lounge/Dining Room

23' 7" x 11' 6" (7.19m x 3.51m)
Double glazed window to front, double glazed
doors to rear, stairs up

Cloakroom

Low level wc, wash hand basin

Kitchen

9' 6" x 8' 2" (2.90m x 2.49m)
Double glazed window to rear, wall and base
units, oven and hob, space for fridge freezer,
space for washing machine, stainless steel
sink with mixer tap.

Bedroom One

11' 2" x 10' 6" (3.40m x 3.20m)

Double glazed window to rear, built in wardrobes

Ensuite

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

Bedroom Two

10' x 9' 2" (3.05m x 2.79m)

Double glazed window to front, built in wardrobe

Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed window to front, built in wardrobe

Bathroom

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

Outside

Parking

Driveway Parking

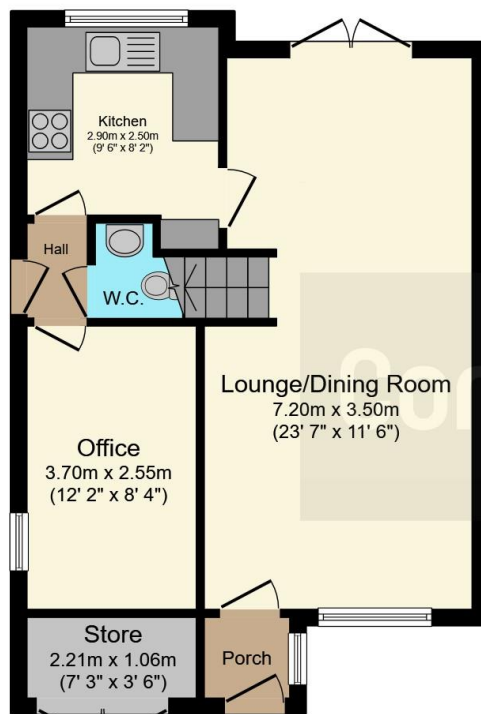
Rear Garden

Patio area, mainly laid to lawn, shed

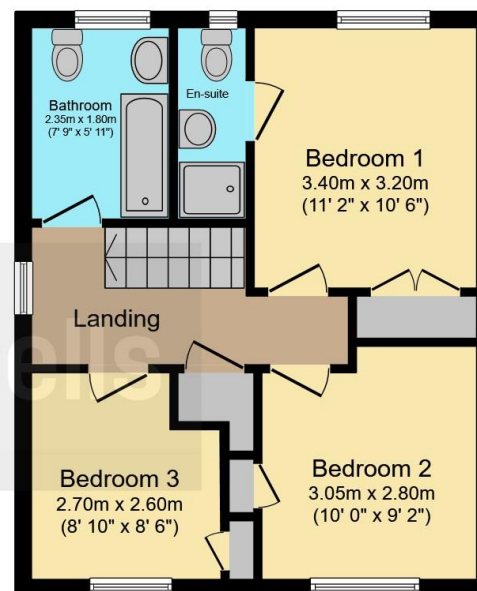








Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: Awaited
Council Tax Band: E

Tenure: Freehold

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