



**Connells**

Belfry Square  
Beggarwood Basingstoke

# Belfry Square Beggarwood Basingstoke RG22 4WZ

for sale  
**£400,000**



## Property Description

Situated in the highly sought after and family friendly area of beggarwood, this beautifully presented three bedroom semi-detached home offers spacious, modern living with excellent convenience for local amenities, schools and transport links. Offered to the market with no onwads chain.

Upon entering, you are welcomed with a convenient entrance hall complete with a downstairs wc for added practicality. The spacious lounge/diner provides a comfortable and inviting setting, perfect for relaxing with family or guests, with patio doors leading to the garden, allowing natural light to flood the space and offering a seamless connection between indoor and outdoor living. To the rear of the property, the modern kitchen fitted in March 2022, creates the heart of the home, featuring ample storage and integrated appliances.

Upstairs, the property boasts three bedrooms including the main bedroom benefiting from its own en-suite shower room. The additional two bedrooms are versatile, ideal for children, guests or a home office. Completing the first floor is the family bathroom.

Outside, the property continues to impress with a low-maintenance garden, designed for ease of upkeep while still providing a private outdoor area to enjoy throughout the year, additionally to the front of the property there is driveway parking for 2 cars,

## Lounge

Irregular Shaped Room 26' 9" max x 12' 2" max ( 8.15m max x 3.71m)

Double glazed window to front, double glazed patio doors to rear

## Kitchen

10' 2" x 7' 5" ( 3.10m x 2.26m )

Half glazed door to rear, sink with drainer and mixer tap, water softener, fridge freezer, integrated washing machine, integrated dishwasher

## Cloakroom

Double glazed window to front, low level wc, pedestal hand wash basin

## Bedroom 1

12' 6" x 9' 2" ( 3.81m x 2.79m )

Double glazed window to front, built in wardrobes

## En-Suite

Single shower cubicle, low level wc, pedestal hand wash basin

## Bedroom 2

9' 4" x 9' 2" ( 2.84m x 2.79m )

Double glazed window to rear

## Bedroom 3

9' 2" x 6' 1" ( 2.79m x 1.85m )

Double glazed window to front

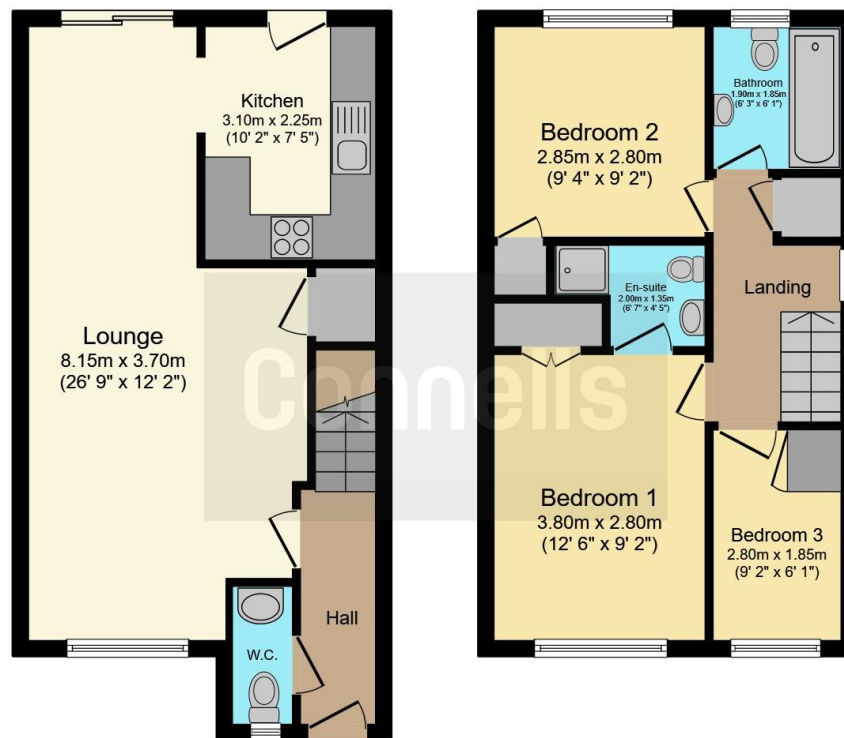
## Bathroom

Double glazed frosted window to rear, panel enclosed bathtub with overhead shower, low level wc, pedestal hand wash basin









**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](http://www.focalagent.com)

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**T 01256 398237**  
**E [basingstokesouth@connells.co.uk](mailto:basingstokesouth@connells.co.uk)**

56 Broadmere Road Beggarwood  
 BASINGSTOKE RG22 4AQ

EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

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