



Ennerdale Close, Kempshott, BASINGSTOKE, RG22 5HJ
Guide Price £465,000



CHEQUERS
Independent Estate Agents



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CHEQUERS are pleased to offer this three bedroom link-detached house set on the outskirts of the Kempshott development. The accommodation includes cloakroom, kitchen, dining room, utility room, lounge and study, with three bedrooms and a family shower room arranged on the first floor. Prompt viewing is recommended to appreciate the accommodation and location. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Under stairs cupboard, spotlights, radiator, double glazed window.

CLOAKROOM:

Low level w.c., vanity unit with inset wash hand basin, tiled splash back, skylight window.

LOUNGE:

19'4" x 16'3" (5.89m x 4.95m)

Front and side aspect, double glazed bay window to front, stairs to first floor, access to -

DINING ROOM:

9'10" x 9'2" (3.00m x 2.79m)

Rear aspect, double glazed French doors to garden, radiator, double glazed doors to -

CONSERVATORY:

10'1" x 10'1" (3.07m x 3.07m)

Double glazed windows, radiator, double glazed doors to garden.

KITCHEN:

10'5" max x 8'11" max (3.18m max x 2.72m max)

Rear aspect, double glazed window, range of eye and base level units, work surfaces, single drainer sink unit, fitted oven and hob with extractor over, tiled surrounds, radiator, appliance space, door to -

UTILITY ROOM:

7'5" x 6'6" (2.26m x 1.98m)

Roll edged work surfaces, eye level cupboards, appliance space, double glazed door to garden, door to -

STUDY:

9'1" x 7'5" (2.77m x 2.26m)

Eye and base level cupboards, door to -

STORAGE:

9'1" x 9'1" (2.77m x 2.77m)

Front of original garage, work surfaces with drawers and cupboards below, light and power, appliance space, roller door

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, access to loft space, double glazed window, radiator.

BEDROOM ONE:

14'1" x 11'1" (4.29m x 3.38m)

Front aspect, double glazed window, built-in wardrobes, radiator.

BEDROOM TWO:

10'2" max x 9'11" max (3.10m max x 3.02m max)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

9'9" x 9'6" (2.97m x 2.90m)

Rear aspect, double glazed window, radiator.

SHOWER ROOM:

7'11" max, 5'8" min x 6'6" (2.41m max, 1.73m min x 1.98m)

Suite comprising corner shower cubicle, vanity unit with inset wash hand basin, low level w.c., tiled surrounds, heated towel rail, double glazed window.

GARDENS:

To the front of the property is a lawned area with shrubs, driveway parking. To the rear of the property is a patio leading to lawned area, enclosed by fencing and hedging.

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

COUNCIL TAX:

Band E

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

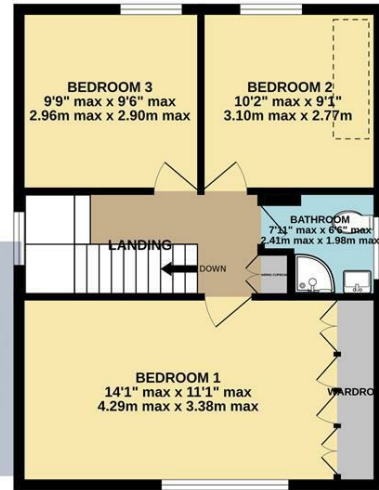
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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