



Magnus Drive, Hatch Warren, Basingstoke, RG22 4TX  
Guide Price £550,000



**CHEQUERS**  
Independent Estate Agents



## Magnus Drive, Hatch Warren, Basingstoke, RG22 4TX

CHEQUERS are pleased to offer this family residence set on the popular Hatch Warren development. The property has been extended and modernised over the years and offers well balanced accommodation over two floors including cloakroom, living room, kitchen/dining room, utility room and study. There is a master bedroom with en-suite shower, four further bedrooms and a family bathroom arranged on the first floor. Further benefits include gas radiator heating, double glazing, integral garage and an enclosed rear garden.

### ENTRANCE HALL:

Stairs to first floor, under stairs cupboard.

### CLOAKROOM:

Low level w.c., wash hand basin, radiator, double glazed window.

### LIVING ROOM:

16'5" max x 12'2" max (5.00m max x 3.71m max)

Front aspect, double glazed bay window, feature fireplace, radiator, door to -

### KITCHEN/DINING ROOM:

201" max x 15'4" max (61.26m max x 4.67m max)

Rear aspect, double glazed window, refitted and comprising range of eye and base level units, extensive quartz work surfaces, inset single drainer sink unit with mixer tap, built-in hob with extractor over, built-in double oven with cupboards below and a shelf over, feature central island with storage cupboards, integrated fridge and freezer, appliance space, sliding patio doors to rear garden, door to -

### UTILITY ROOM:

8'5" max x 7'11" max (2.57m max x 2.41m max)

Side aspect, roll edged work surfaces, appliance space, storage cupboards, door to garage, door to -

### STUDY:

7'10" x 7' (2.39m x 2.13m)

Rear aspect, double glazed window, double glazed door to garden.

### STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, access to loft space.

### MASTER BEDROOM:

13'1" max x 12'9" max (3.99m max x 3.89m max)

Front aspect, double glazed bay window, built-in wardrobe, radiator, door to -

### EN-SUITE SHOWER ROOM:

Modern suite comprising shower cubicle, wash hand basin, low level w.c., tiled surrounds, feature heated towel rail, side aspect window.

### BEDROOM TWO:

16' max x 10'2" max (4.88m max x 3.10m max)

Rear aspect, double glazed window, radiator.

### BEDROOM THREE:

15'5" max x 8'4" max (4.70m max x 2.54m max)

Front aspect, double glazed window, radiator.

### BEDROOM FOUR:

13'2" max x 10'11" max (4.01m max x 3.33m max)

Rear aspect, double glazed window, radiator.

### BEDROOM FIVE:

10'8" max x 6'11" (3.25m max x 2.11m)

Front aspect, double glazed window, radiator.

### FAMILY BATHROOM:

10'11" max x 5'7" max (3.33m max x 1.70m max)

Side aspect, double glazed window, suite comprising panel enclosed bath with shower over and shower screen, low level w.c., wash hand basin, tiled surrounds, chrome heated towel rail.

### GARDENS:

To the front of the property is a lawned garden with driveway leading to the integral garage and front door. To the rear of the property is an enclosed garden enjoying a private aspect, patio leading to lawned area, mature shrub borders, garden shed, enclosed to all boundaries.

### GARAGE:

18'7" max x 9'2" max (5.66m max x 2.79m max)

Up and over door, light and power, personal door to utility room.

### 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 F

### MONEY LAUNDERING REGULATIONS:

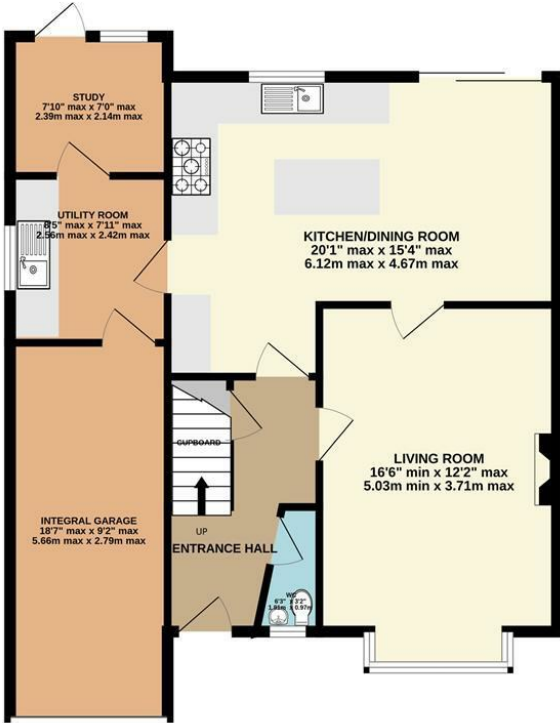
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

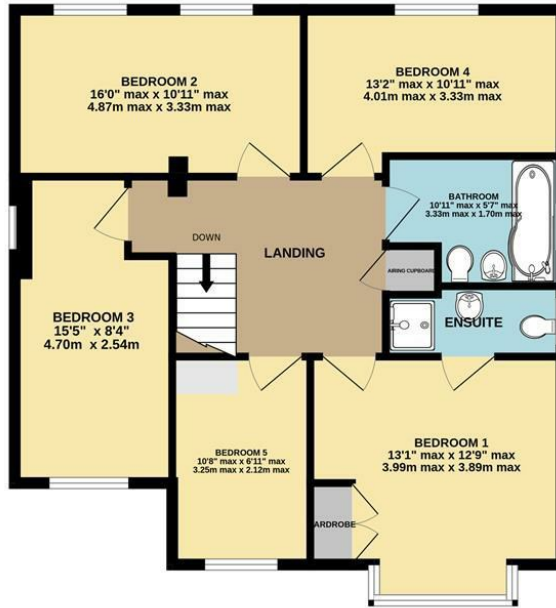
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



5 BEDROOM DETACHED

TOTAL FLOOR AREA : 1573 sq.ft. (146.1 sq.m.) approx.

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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Energy Efficiency Rating	
Current	Potential
65	78

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
D	B

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC





