



Almond Close, Old Basing, Basingstoke, RG24 7DW
Guide Price £750,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this extended detached home set on a generously sized plot in the heart of Old Basing. The property has been extended over the years by the current owner to offer generously sized and flexible accommodation over two floors - reception hall, cloakroom, living room, dining room, study/snug, kitchen/breakfast room, utility room, master bedroom with en-suite, three further bedrooms and a 4 piece family bathroom. Further benefits include double garage, parking and well maintained landscaped gardens. (draft particulars - awaiting vendors approval).

RECEPTION HALL:

Stairs to first floor, tiled flooring, storage cupboard.

CLOAKROOM:

Modern suite comprising low level w.c., feature wash hand basin with mixer tap.

LIVING ROOM:

24'5" max x 16' max (7.44m max x 4.88m max)

Double glazed window, double glazed French doors to garden, feature wood burner, radiator, door to -

KITCHEN/BREAKFAST ROOM:

16' x 13'3" (4.88m x 4.04m)

Double glazed windows, range of eye and base level units, stainless steel work surfaces, inset sink with mixer tap, island with fitted hob and extractor over, breakfast bar area with inset sink, integrated oven and microwave with cupboards above and below, appliance space, dishwasher, tiled flooring with under floor heating, access to study/snug, open to dining room, door to utility room.

UTILITY ROOM:

13'1" x 7'9" max (3.99m x 2.36m max)

Stainless steel work surfaces with inset sink, appliance space, storage shelving, gas fired boiler, feature drying cabinet, glazed door to garden, radiator, tiled flooring.

DINING ROOM:

13'4" x 9'3" (4.06m x 2.82m)

Feature vaulted ceiling, double glazed windows, tiled flooring, double glazed French doors to garden.

STUDY/SNUG:

10'5" x 9' (3.18m x 2.74m)

Double glazed window, radiator.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

MASTER BEDROOM:

14'4" x 13' (4.37m x 3.96m)

Double glazed window, radiator, door to -

EN-SUITE:

9'7" x 5'3" (2.92m x 1.60m)

White suite comprising Japanese deep soaking tub, shower cubicle, low level w.c., wash hand basin, tiled flooring, feature headed towel rail.

BEDROOM TWO:

13'5" x 9' (4.09m x 2.74m)

Double glazed window, radiator.

BEDROOM THREE:

12'7" x 9'8" (3.84m x 2.95m)

Double glazed window, radiator.

BEDROOM FOUR:

9'10" x 9' (3.00m x 2.74m)

Double glazed window, radiator.

FAMILY BATHROOM:

8'8" x 8'2" (2.64m x 2.49m)

4 piece suite comprising freestanding bath with mixer tap and shower attachment, shower cubicle, vanity unit with inset wash hand basin, low level w.c., tiled flooring with under floor heating, feature heated towel rail.

DETACHED GARAGE:

18'2" max x 16' max (5.54m max x 4.88m max)

Electric roller door, light and power, personal door to garden, rafter storage space, parking to the front.

GARDENS:

The property enjoys a corner plot with various feature garden areas. To the side and front of the property are well maintained gardens with feature patio, raised borders, lawned area with privacy fencing, established shrub and tree borders, side gate access. The garden to the rear boasts a good level of privacy, feature patio leading to lawned area with established borders, further patio with pergola, gate leading to garage and parking.

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:

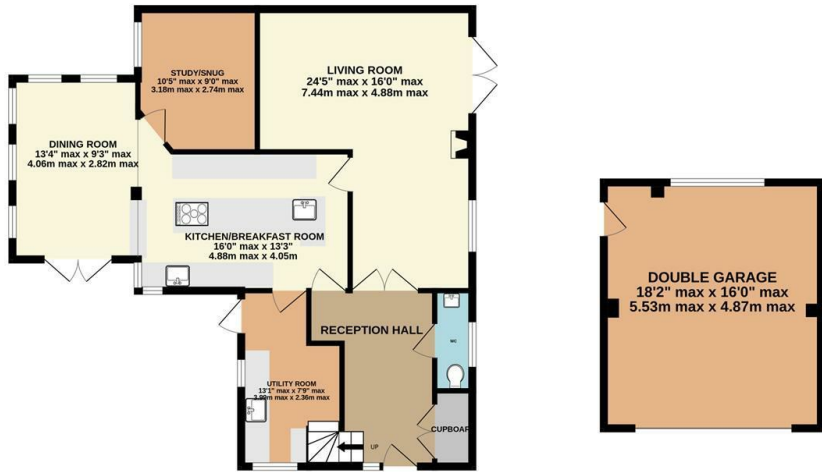
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

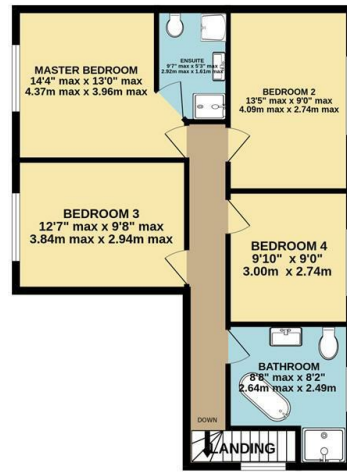
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 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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