



Blackbird Close, Kempshott, Basingstoke, RG22 5QL  
**Guide Price £550,000**



## Blackbird Close, Kempshott, Basingstoke, RG22 5QL

CHEQUERS are pleased to offer this detached home in a superb location on the outskirts of Kempshott, overlooking fields to the rear. The property has the potential to extend (subject to planning) and currently offers cloakroom, 23' lounge, conservatory, kitchen/dining room, utility room, three main bedrooms, bedroom 4/study and a family bathroom. Further benefits include a secluded and well maintained corner plot with double garage to the side. Viewing is strongly recommended to appreciate all the features on offer.

### ENTRANCE PORCH:

Sliding glazed door, front door to -

### ENTRANCE HALL:

Stairs to first floor, radiator, door to lounge, double doors to kitchen.

### CLOAKROOM:

Low level w.c., wash hand basin, radiator.

### LOUNGE:

23'9" x 10'11" (7.24m x 3.33m)

Double aspect, double glazed sliding patio doors to rear garden, feature fireplace with coal effect gas fire, door to -

### CONSERVATORY:

17'4" x 6'4" (5.28m x 1.93m)

Sliding door to rear garden, radiator, wall light point.

### KITCHEN/DINING ROOM:

15'3" x 12'4" (4.65m x 3.76m)

Rear aspect, range of eye and base level units, work surfaces, single drainer sink unit with mixer tap, fitted oven with extractor over, built-in oven with cupboards above and below, plumbing for dishwasher, appliance space, cupboard housing boiler, under stairs cupboard, door to -

### UTILITY ROOM:

8'1" x 7'1" (2.46m x 2.16m)

Roll edged work surfaces, appliance space, radiator, door to garage, door to rear garden.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to fully boarded loft space with light and pull down ladder.

### BEDROOM ONE:

11'5" max x 9'8" max (3.48m max x 2.95m max)

Front aspect, double glazed window, range of built-in bedroom furniture including dressing table and wardrobes.

### BEDROOM TWO:

11'4" x 9'3" (3.45m x 2.82m)

Front aspect, radiator, wardrobe and storage cupboard.

### BEDROOM THREE:

9'10" x 6'2" (3.00m x 1.88m)

Rear aspect, built-in wardrobe, radiator.

### BEDROOM FOUR/STUDY:

9'1" x 6'5" max (2.77m x 1.96m max)

Rear aspect.

### FAMILY BATHROOM:

8' x 5'5" (2.44m x 1.65m)

Rear aspect, coloured suite comprising corner bath with mixer tap and shower oer, wash hand basin, low level w.c., tiled surrounds, radiator.

### GARAGE:

16'10" x 16'10" (5.13m x 5.13m)

Electric up and over door, rafter storage space, light and power.

### GARDENS:

To the front of the property is a driveway leading to the garage, lawned area with mature trees, access to the front door, side gate to rear. There is a well maintained landscaped garden to the rear, enjoying a high level of privacy with fields beyond, feature patio leading to lawned area, stocked borders, summer house, further patio area leading to side garden with shingle area, raised border, hardstanding and shed, outside tap.

### COUNCIL TAX:

Band E

### MONEY LAUNDERING REGULATIONS:

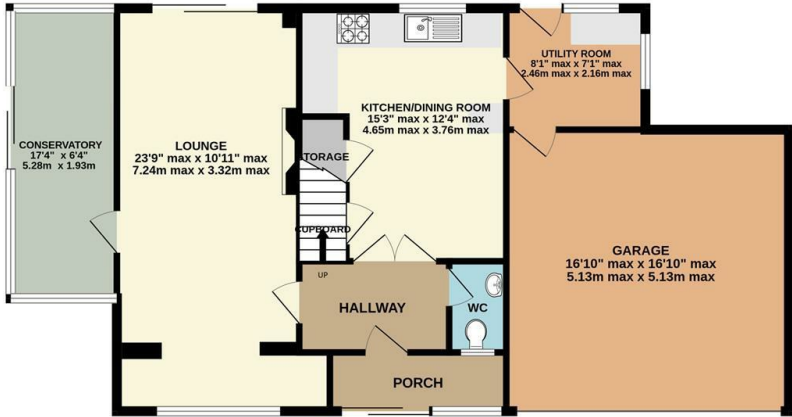
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

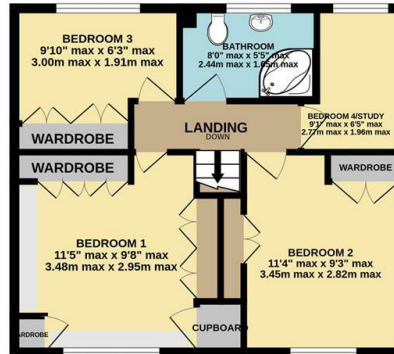
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
1003 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-64 D	
49-54 E	
41-48 F	
35-39 G	
Not energy efficient - higher running costs	
82	61
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 A	
81-91 B	
69-80 C	
55-64 D	
49-54 E	
41-48 F	
35-39 G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

