



Firs Way, Clarke Estate, Basingstoke, RG23 8NA
£430,000



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CHEQUERS are proud to offer for sale this attractive pair of newly built semi-detached homes, built by Broadwin Homes Ltd with a high focus on energy efficiency. The houses have been constructed to a high standard and specification throughout and require an internal viewing to fully appreciate all features on offer. The accommodation includes entrance hall, cloakroom, living room, luxury kitchen/dining room with built-in appliances and quartz work surfaces, three bedrooms and a luxury family bathroom. Externally, the home enjoy private and landscaped gardens with block paved driveway to the front. A further benefit is underfloor (on the ground floor) and radiator heating via air source heat pump.

The development is situated conveniently to give easy access to both the M3 and M4 motorways and Newbury via the A339, local amenities and Basingstoke town centre with Festival Place shops and restaurants and the main line railway station.

Covered storm porch, light point, part glazed front door to -

ENTRANCE HALL:

Stairs to first floor, deep under stairs cupboard, under floor heating, wood effect flooring.

CLOAKROOM:

Low level w.c with concealed cistern, wash hand basin with mixer tap, cupboard below, recessed lighting.

LIVING ROOM:

19'10" x 11'7" (6.05m x 3.53m)

Front aspect, bay window, t.v aerial point, under floor heating,.

KITCHEN/DINING ROOM:

19'10" x 11'7" (6.05m x 3.53m)

Rear aspect, luxury fitted kitchen with a range of pastel coloured eye and base level units, complimentary quartz work surfaces, inset sink unit with mixer tap, integrated dishwasher, fitted oven and hob with extractor over, integrated washing machine and fridge/freezer, carousel storage, bin storage, central island with quartz work top, recessed ceiling lights, bi-fold doors to garden, under flooring, t.v aerial point.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, skylight window.

BEDROOM ONE:

12'7" x 11'4" (3.84m x 3.45m)

Front aspect, radiator, t.v aerial point.

BEDROOM TWO:

11'4" x 11'3" (3.45m x 3.43m)

Rear aspect, radiator, t.v aerial point.

BEDROOM THREE:

11'3" x 7'4" (3.43m x 2.24m)

Rear aspect, radiator, telephone point.

BATHROOM:

Luxury suite comprising panel enclosed 'P' shaped bath with shower over, shower screen, wash hand basin with mixer tap, drawers below, low level w.c with concealed cistern, tiled walls and flooring, extractor fan, storage recess, chrome heated towel rail.

GARDENS:

To the front of the property is a brick paved driveway with parking for 2 cars, side gate to rear. To the rear of the property is a paved patio leading to lawned areas, enclosed by panelled fencing, outside tap and lighting, Aerona heat pump to the rear of the property.

COUNCIL TAX:

Awaiting assessment.

ENERGY PERFORMANCE CERTIFICATE:

Predicted - Energy Efficiency - 81 Environmental Impact - 96

MONEY LAUNDERING REGULATIONS:

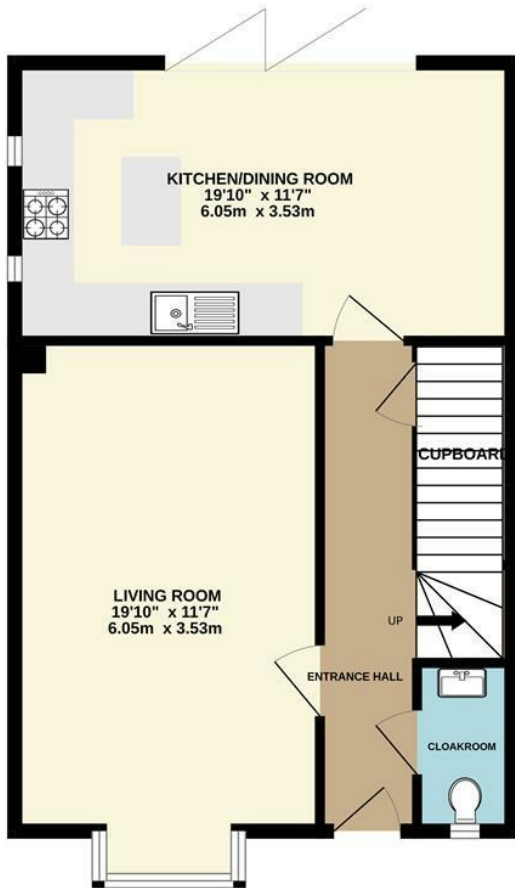
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

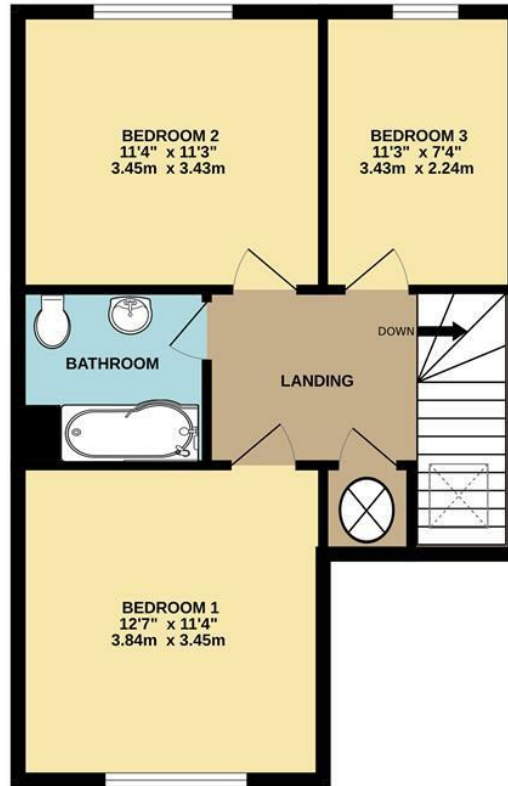
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (82-100)	
B (61-81)	
C (40-60)	
D (20-40)	
E (1-20)	
F (1-20)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

