



Firs Way, Clarke Estate, Basingstoke, RG23 8NA  
**£435,000**



**CHEQUERS**  
Independent Estate Agents



## Firs Way, Clarke Estate, Basingstoke, RG23 8NA

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. Further benefits include underfloor (on the ground floor) and radiator heating via air source heat pump and an EV charging point.

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 with light, double glazed front door to -

### ENTRANCE HALL:

Stairs to first floor, deep under stairs cupboard, under floor heating.

### CLOAKROOM:

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

### LIVING ROOM:

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

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

### KITCHEN/DINING ROOM:

19' x 13'1" (5.79m x 3.99m)

Rear aspect, extensive range of luxury pastel coloured units with complimentary quartz work surfaces, inset sink unit with mixer tap, built-in washing machine, dishwasher and fridge/freezer, fitted oven and hob with extractor over, central island with quartz work surface, under floor heating, bi-fold doors to rear garden.

### STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, access to loft space.

### BEDROOM ONE:

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

Front aspect, radiator, t.v aerial point, telephone point.

### BEDROOM TWO:

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

Rear aspect, radiator, t.v aerial point, telephone point.

### BEDROOM THREE:

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

Rear aspect, radiator, t.v aerial point, telephone point.

### FAMILY BATHROOM:

Luxury white suite comprising panel enclosed 'P' shaped bath with shower over, shower screen, wash hand basin with mixer tap, drawers below, low level w.c., recessed storage areas, mirror fronted cabinet, recessed ceiling lights, tiled walls and flooring, heated towel rail.

### GARDENS:

To the front of the property is a block paved driveway, parking for 2 cars, EV charging point, side access to rear. To the rear of the property is a patio leading to lawned area, enclosed by fencing and hedging, outside tap and light. Aerona heat pump.

### COUNCIL TAX:

Awaiting assessment

### ENERGY PERFORMANCE CERTIFICATE:

Predicted - Energy Efficiency -81 Environmental Impact - 96

### MONEY LAUNDERING REGULATIONS:

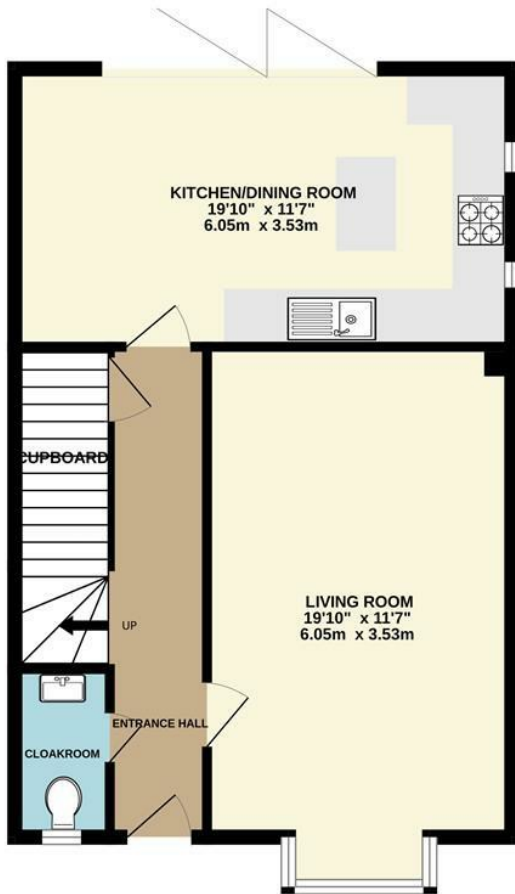
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

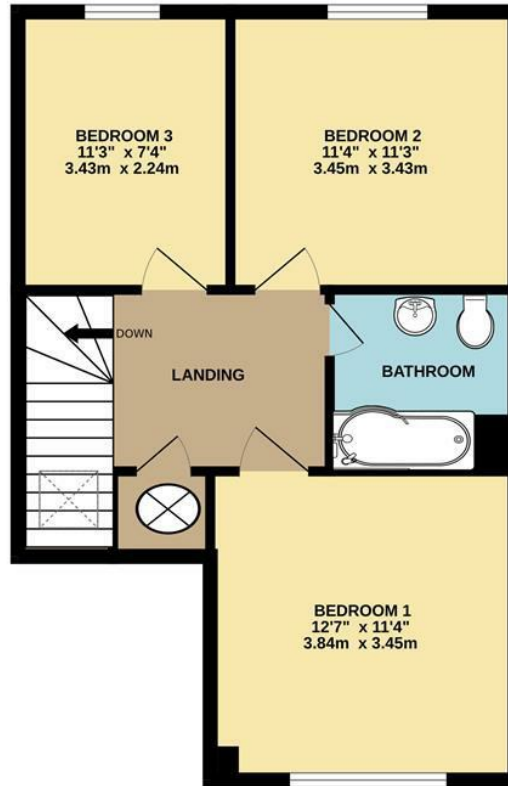
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



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	Interest
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Interest
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



