



Kestrel Road, Kempshott, Basingstoke, RG22 5PN
Guide Price £625,000



CHEQUERS
Independent Estate Agents



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CHEQUERS are pleased to offer for sale this extended detached home situated on the popular Kempshott development. The property enjoys a generously sized corner plot and has flexible accommodation over two floors comprising reception hall, cloakroom, lounge, study, family room dining room, kitchen and utility room on the ground floor. There is a master bedroom with en-suite, three bedrooms and a family bathroom arranged on the first floor. Viewing is recommended to appreciate this well maintained accommodation. (draft particulars - awaiting vendors approval)

RECEPTION HALL:

Double glazed window, stairs to first floor, radiator, cloaks cupboard, spotlights.

CLOAKROOM:

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

LOUNGE:

16'2" x 9'11" (4.93m x 3.02m)

Rear aspect, French doors to rear garden, wall mounted thermostat for underfloor heating, double doors to -

FAMILY ROOM:

9'11" x 9'7" (3.02m x 2.92m)

Front and side aspect, double glazed bow window to front, radiator.

STUDY:

12'8" x 7'10" (3.86m x 2.39m)

Rear aspect, double glazed window, wall mounted heating thermostat for underfloor heating.

DINING ROOM:

11' x 8'4" (3.35m x 2.54m)

Radiator, door to utility, spotlights, archway to -

KITCHEN:

20'7" max x 8'5" max (6.27m max x 2.57m max)

Rear aspect, double glazed window, range of eye and base level units, work surfaces, single drainer sink unit with mixer tap, fitted oven with cupboards above and below, fitted hob with extractor over, integrated fridge, freezer and dishwasher, spotlights, wall mounted thermostat for underfloor heating, double glazed French doors to rear garden.

UTILITY ROOM:

10'7" x 4'11" (3.23m x 1.50m)

Work surfaces with inset sink, and water softening unit below, appliance space and cupboards below, spotlights, double glazed door to side.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, access to loft space.

MASTER BEDROOM:

20'10" max x 11'11" max (6.35m max x 3.63m max)

Rear aspect, twin double glazed windows, dressing area with wardrobes and storage cupboards leading onto bedroom, further wardrobes and storage area, spotlights, radiator.

EN-SUITE SHOWER ROOM:

Modern suite comprising shower cubicle, wash hand basin, low level w.c., spotlights, radiator, extractor fan.

BEDROOM TWO:

17'6" x 10'7" (5.33m x 3.23m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

14'6" x 7'2" (4.42m x 2.18m)

Rear aspect, double glazed window, radiator.

BEDROOM FOUR:

10' x 7'11" (3.05m x 2.41m)

Front aspect, double glazed window, radiator, fitted wardrobe.

SHOWER ROOM:

8' x 5'4" (2.44m x 1.63m)

White suite comprising shower cubicle, low level w.c., wash hand basin, vanity cupboard, radiator, extractor fan, double glazed window.

GARAGE:

16'3" x 10'9" (4.95m x 3.28m)

Up ad over door, light and power, wall mounted boiler.

GARDENS:

To the front of the property is a block paved driveway leading to the garage and front door, lawned area with mature borders, side access, EV charging point. To the rear of the property is a secluded garden enjoying a sunny aspect, feature patio leading to lawned area, steps to further lawned area and patio, mature flower and shrub borders, outside tap and lighting.

COUNCIL TAX:

Band E

MONEY LAUNDERING REGULATIONS:

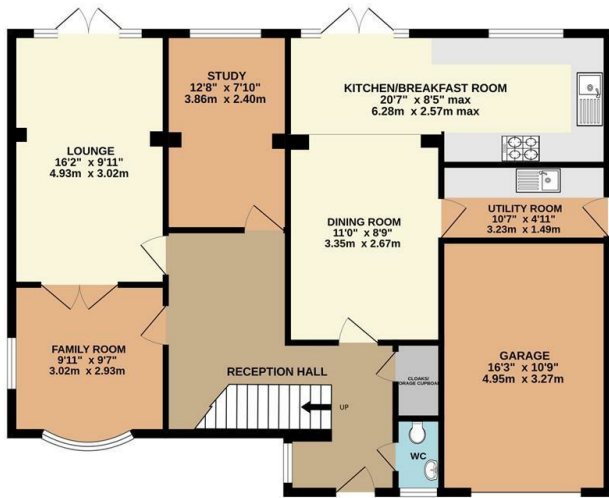
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

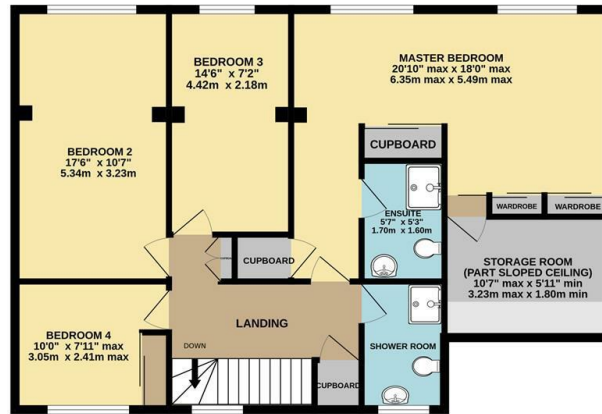
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
936 sq.ft. (86.9 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA: 1999 sq.ft. (185.7 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
72	84

Energy Efficiency Rating scale (A-G):

- A: 92-100 (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-64
- E: 49-54
- F: 41-48
- G: 35-39 (Not energy efficient - higher running costs)

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Environmental Impact (CO₂) Rating scale (A-G):

- A: 82-91 (Very environmentally friendly - lower CO₂ emissions)
- B: 69-81
- C: 55-69
- D: 49-55
- E: 41-49
- F: 35-41
- G: 21-35 (Not environmentally friendly - higher CO₂ emissions)

England & Wales EU Directive 2002/91/EC



