



Beech Way, Clarke Estate, Basingstoke, RG23 8LW
Guide Price £550,000



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CHEQUERS are pleased to offer for sale this 5 - 6 bedroom semi-detached home set on the popular Clarke Estate and enjoying a generously sized plot. The property has been extended over the years to provide flexible accommodation over three floors with further potential to extend (subject to planning). The accommodation currently offers lounge, dining room, 20' conservatory, kitchen with utility off to the side; master bedroom with dressing room and en-suite shower room, three further bedrooms and a family bathroom on the first floor; two further rooms on the second floor providing bedroom 5 and 6 or study/playrooms. Further benefits include double glazing, radiator heating, garage, ample parking and generously sized rear garden.

ENTRANCE HALL:

Front door, stairs to first floor, under stairs cupboard, radiator with feature cover, spotlights, cloaks cupboard.

LOUNGE:

12'8" x 12'4" (3.86m x 3.76m)

Front aspect, double glazed window, radiator, picture rail.

DINING ROOM:

13' x 11'3" (3.96m x 3.43m)

Rear aspect, radiator, wall light point, square archway to -

CONSERVATORY:

20'7" max x 15'7" max (6.27m max x 4.75m max)

Double glazed with French doors to rear garden, radiators.

KITCHEN:

9'3" max x 9'1" (2.82m max x 2.77m)

Rear aspect, range of built-in units, roll edged work surfaces, inset single drainer sink unit with mixer tap, cooker point, larder cupboards, door to -

UTILITY AREA:

13'5" x 11'7" (4.09m x 3.53m)

Double glazed door to side, appliance space, water softener, access to garage. AGENTS NOTE - this room is not decorated and is ready for someone to use as they see fit (subject to planning) ie - could be used as the kitchen.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Stairs to second floor.

MASTER BEDROOM:

12'7" x 11'11" (3.84m x 3.63m)

Front aspect, double glazed window, spotlights, door to -

EN-SUITE SHOWER ROOM:

12'1" max x 10'7" max (3.68m max x 3.23m max)

Rear aspect, double shower cubicle, vanity unit with inset wash hand basin, low level w.c., tiled surrounds, tiled flooring, spotlights, door to -

DRESSING ROOM:

6'7" x 5'8" (2.01m x 1.73m)

BEDROOM TWO:

14'5" max x 11'10" (4.39m max x 3.61m)

Rear aspect, double glazed window, radiator, built-in wardrobe.

BEDROOM THREE:

12' x 11'3" (3.66m x 3.43m)

Front aspect, double glazed window, radiator, picture rail.

BEDROOM FOUR:

7'11" x 7'6" (2.41m x 2.29m)

Front aspect, double glazed window, radiator, picture rail.

FAMILY BATHROOM:

9'3" max x 8'3" max (2.82m max x 2.51m max)

Rear aspect, 4 piece suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, corner shower cubicle, low level w.c., heated towel rail, airing cupboard, spotlights.

SECOND FLOOR - BEDROOM FIVE:

14'6" x 13'11" max (4.42m x 4.24m max)

Feature skylights, spotlights, eaves storage space, sloping ceilings - some restricted head height.

BEDROOM SIX:

14'6" max x 8'7" max (4.42m max x 2.62m max)

Skylights, eaves storage space, sloping ceilings with some restricted head height.

GARDENS:

To the front of the property is a block paved driveway with side gate access. The garden to the rear is of a generous sized, raised patio and decking area leading down to a landscaped and well maintained lawned area, mature shrub and tree borders, timber constructed outbuilding with storage and covered area. To the side of the house is a further patio area offering potential to extend (subject to planning).

GARAGE:

13'10" x 13'5" (4.22m x 4.09m)

Electric up and over door, light and power, wall mounted boiler, access to utility area.

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.

MONEY LAUNDERING REGULATIONS:

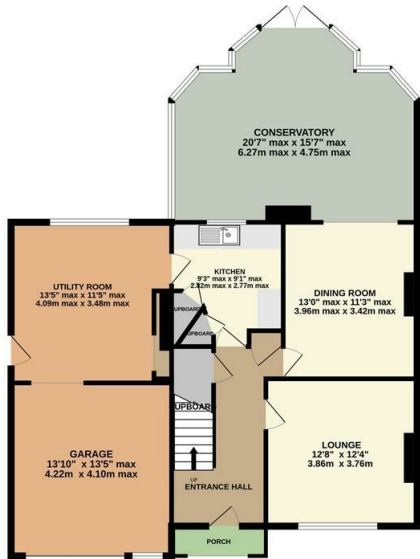
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

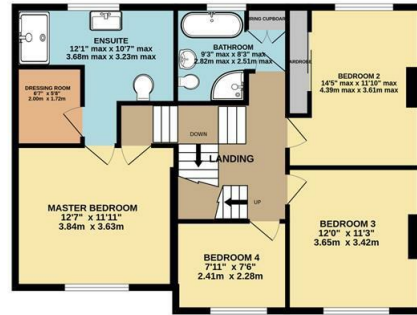
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



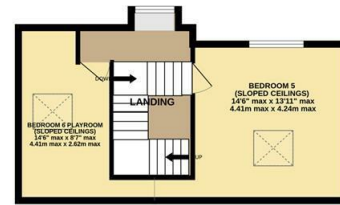
GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.8 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



5/6 BEDROOM SEMI

TOTAL FLOOR AREA: 2386 sq.ft. (221.6 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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