



Maize Lane, Hounsme Fields, Basingstoke, RG23 7PF
Guide Price £445,000



CHEQUERS
Independent Estate Agents



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CHEQUERS - A well proportioned semi-detached house, originally constructed in 2022 on the popular Hounsme Fields development and now offered for sale in excellent decorative order throughout. The accommodation comprises large cloakroom, double aspect lounge, 17' kitchen/dining room with doors to utility room and garden. On the first floor, the main bedroom has a dressing area and en-suite shower room, two further bedrooms and a family bathroom. Externally there is an enclosed garden with gate leading to garage and driveway parking for 2 cars.

ENTRANCE HALL:

Stairs to first floor, radiator.

CLOAKROOM:

White suite comprising low level w.c., pedestal wash hand basin with mixer tap, half tiled walls, radiator, extractor fan.

LOUNGE:

18' x 10'10" (5.49m x 3.30m)

Double aspect, front and side aspect double glazed windows, under stairs cupboard, radiator.

KITCHEN/DINING ROOM:

17'9" x 10'3" max (5.41m x 3.12m max)

Luxury fitted kitchen comprising range of eye and base level units, work surfaces, inset single drainer sink unit with the mixer tap, fitted oven and hob with extractor over, integrated fridge, freezer and dishwasher, breakfast bar, spotlights, double glazed window, double glazed French doors to garden, door to -

UTILITY ROOM:

6' x 5'4" (1.83m x 1.63m)

Fitted units with work surface, inset single drainer sink unit, integrated washing machine, spotlights.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

MASTER BEDROOM:

18' x 11'7" max (5.49m x 3.53m max)

Double aspect, double glazed windows, built-in double wardrobe, radiator, door to -

EN-SUITE SHOWER ROOM:

White suite comprising shower cubicle, low level w.c., pedestal wash hand basin, tiled surrounds, heated towel rail, spotlights.

BEDROOM TWO:

11'9" max x 10'5" (3.58m max x 3.18m)

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

BEDROOM THREE:

11'10" max x 7'3" (3.61m max x 2.21m)

Double glazed window, radiator.

FAMILY BATHROOM:

8'1" x 5'8" (2.46m x 1.73m)

White suite comprising panel enclosed bath with mixer tap, shower over with shower screen, low level w.c., wash hand basin, chrome heated towel rail, tiled surrounds, spotlights, double glazed window.

GARDENS:

To the front of the property the garden is edged with attractive railings, barked borders with shrubs. To the side of the property is an enclosed garden with feature patio leading to lawned area, pathway to gate which in turn leads to driveway parking and garage, electric charging point.

GARAGE:

Single garage with up and over door.

AGENTS NOTE:

We have been advised there is a yearly service charge of £200.00 for estate management. Prospective purchasers should clarify these details with their solicitor.

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.

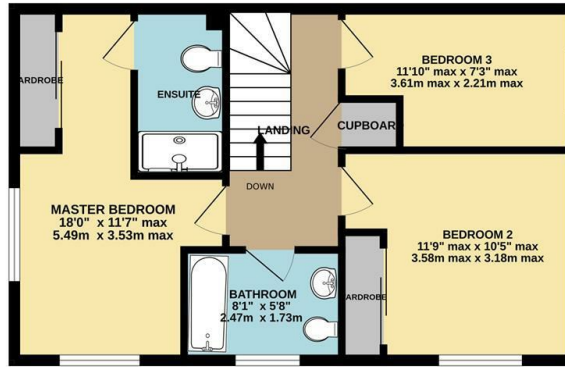
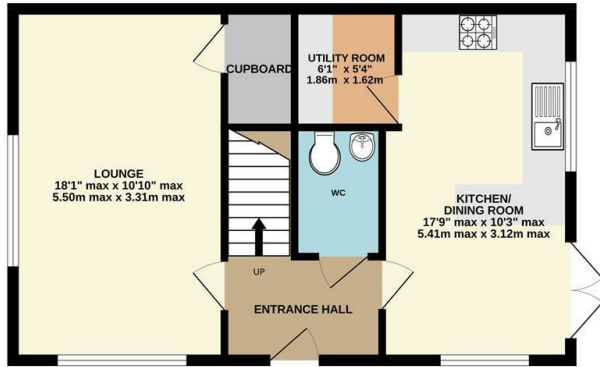
REFERRALS:

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
517 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



3 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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	85	95
B			
C			
D			
E			
F			
G			
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		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

