



Bartlett Close, Bramley, Tadley, RG26 5UT  
**Guide Price £595,000**



**CHEQUERS**  
Independent Estate Agents

## Bartlett Close, Bramley, Tadley, RG26 5UT

CHEQUERS are pleased to offer for sale this four bedroom detached home, presented in excellent order throughout and enjoying a prime location on the outskirts of Bramley. The well balanced accommodation includes cloakroom, lounge, separate dining room, luxury kitchen/breakfast hub with granite work surfaces, four bedrooms, en-suite shower room and a family bathroom. Further benefits include landscaped gardens, garage and parking.

### ENTRANCE HALL:

Stairs to first floor, under stairs cupboard, radiator, cloaks cupboard.

### CLOAKROOM:

White suite of low level w.c., vanity unit with inset wash hand basin, double glazed window.

### LOUNGE:

17'11" x 12'8" (5.46m x 3.86m)

Double aspect, double glazed window to front, double glazed French doors to rear garden, feature fireplace with coal effect gas fire, radiator, wall light points, double doors to -

### DINING ROOM:

11'6" x 9'5" (3.51m x 2.87m)

Rear aspect, double glazed window, radiator.

### KITCHEN/BREAKFAST HUB:

17'4" max x 15'4" max (5.28m max x 4.67m max)

Rear aspect, double glazed window, range of eye and base level units with granite work surfaces, corner sink unit with mixer tap, two integrated fridges, integrated dishwasher, fitted oven and hob with extractor over, fitted microwave, sky lights, door to garage, double glazed French doors to rear garden.

### STAIRCASE GIVES ACCESS TO FIRST FLOOR

#### LANDING:

Access to loft space, airing cupboard, storage cupboard.

### MASTER BEDROOM:

12'7" max x 11'6" (3.84m max x 3.51m)

Rear aspect, double glazed window, radiator, built-in wardrobe, door to -

### EN-SUITE SHOWER ROOM:

Suite comprising shower cubicle, wash hand basin, low level w.c., extractor fan, double glazed window.

### BEDROOM TWO:

11'5" x 8'9" max (3.48m x 2.67m max)

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

### BEDROOM THREE:

10'8" x 8'9" (3.25m x 2.67m)

Front aspect, double glazed window, built-in wardrobes, radiator.

### BEDROOM FOUR:

9' x 6'5" (2.74m x 1.96m)

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

### FAMILY BATHROOM:

8' x 5'10" (2.44m x 1.78m)

Rear aspect, double glazed window, panel enclosed bath with shower over, low level w.c., wash hand basin, radiator, double glazed window.

### GARAGE:

17'2" max x 8'9" max (5.23m max x 2.67m max)

Up and over door, light and power, roll edged work surface with cupboards below, plumbing for washing machine, appliance space, personal door to kitchen.

### GARDENS:

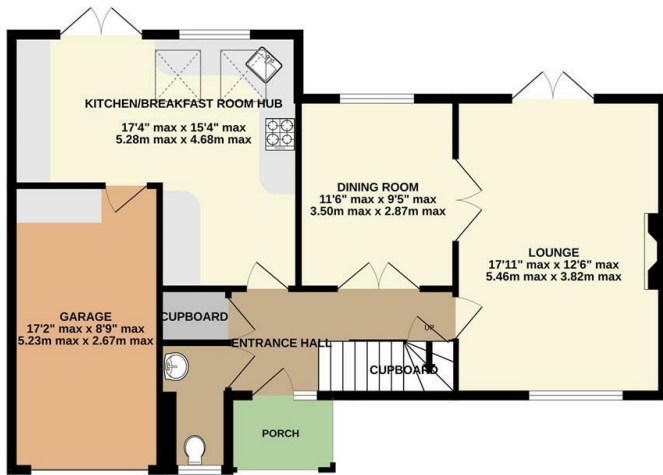
To the front of the property is a block paved driveway leading to garage and front door, shrub borders, side gate. To the rear of the property is a generously sized landscaped garden, patio leading to lawned area with tree and shrub borders, two garden sheds, further lawned area to the side of the property.

### AGENTS NOTE:

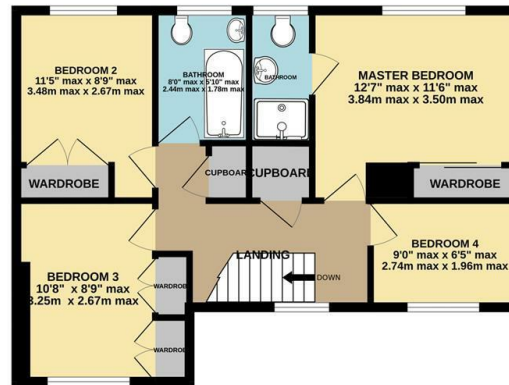
Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.



GROUND FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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	Maximum
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Maximum
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

