



Whitewood, Chineham, Basingstoke, RG24 8TS
Guide Price £550,000



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CHEQUERS - This stunning, extended four bedroom family home located on the sought after Chineham development, close to local schools and amenities, needs to be viewed to be fully appreciated. The property has been extended with a single storey to the rear and a double storey has been added to the side. The accommodation now includes a large front to rear lounge with feature media wall, cloakroom, luxury kitchen/dining/family hub to the rear and side with integrated appliances with a superb island/breakfast bar. On the first floor are four bedrooms, family bathroom and a separate shower room. Externally, there is off road parking for 3 cars to the front and a south facing landscaped garden to the rear, enjoying a good degree of privacy. An early viewing is recommended to avoid disappointment. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Double glazed front door, double glazed window, vertical radiator, laminate flooring, stairs to first floor, under stairs storage drawers.

CLOAKROOM:

Front aspect, double glazed window, low level w.c., inset sink with storage below, part tiled walls, tiled flooring.

LOUNGE:

21'8" x 12'8" (6.60m x 3.86m)

Double aspect, double glazed bow window to front, double glazed doors to rear garden, radiator and vertical radiator, media wall with space for flat screen t.v., built-in biethonal fire, Laminate flooring.

KITCHEN/DINING/FAMILY HUB:

24'6" max x 20' max, 15'2" min (7.47m max x 6.10m max, 4.62m min)

'L' shaped - Front aspect double glazed bow window, rear aspect double glazed window and french doors to garden, luxury fitted kitchen with range of eye and base level units, central island/breakfast bar, solid wood work surfaces, inset 1.5 bowl sink unit unit, fitted hob with extractor over, two built-in fan ovens and a combi microwave, built-in coffee machine, integrated dishwasher, two integrated fridge freezers, plumbing for washing machine, appliance space, built-in wine rack, concealed gas fired boiler, tiled flooring, two radiators, inset spotlights.

STAIRCASE GIVES ACCESS TO LANDING:

Front aspect, double glazed window, radiator, access to loft space, over stairs cupboard.

BEDROOM ONE:

11'7" plus wardrobes x 8'10" (3.53m plus wardrobes x 2.69m)

Rear aspect, double glazed window, radiator, full width wardrobes with sliding glass doors, laminate flooring.

BEDROOM TWO:

9'8" + wardrobes x 8'10" (2.95m + wardrobes x 2.69m)

Rear aspect, double glazed window, wardrobe with glass sliding doors, radiator, laminate flooring.

BEDROOM THREE:

8'10" + wardrobes x 7'7" (2.69m + wardrobes x 2.31m)

Rear aspect, double glazed window, wardrobe with glass sliding doors, radiator, laminate flooring.

BEDROOM FOUR:

8'4" x 6'2" (2.54m x 1.88m)

Front aspect, double glazed window, radiator, laminate flooring.

SHOWER ROOM:

6'3" x 3' (1.91m x 0.91m)

Front aspect, double glazed window, shower cubicle with power shower, low level w.c., wash hand basin, extractor fan.

FAMILY BATHROOM:

7'8" x 5'8" (2.34m x 1.73m)

Front aspect, double glazed window, corner bath with central mixer tap and shower attachment, low level w.c., wash hand basin, shaver point, chrome heated towel rail, extractor fan, inset spotlights.

GARDENS:

To the front of the property is a block paved driveway for 3 cars. Space for garage - subject to planning. To the rear of the property is a tiled patio and seating area, lawned area with mature borders and trees, decking area with shed, enclosed by fencing, side gate access, outside lighting.

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. The vendors had planning permission for a garage but this has now lapsed.

COUNCIL TAX:

Band D

DIRECTIONS:

Leave Basingstoke on the A33 Reading Road towards Reading and continue over the Binfields roundabout (by the Chineham District Centre/Tescos). At the traffic lights, turn left and continue over the small roundabout into Thornhill Way. Take the 1st turning left into Mattock Way where Whitewood is the 3rd turning on the right hand side.

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.

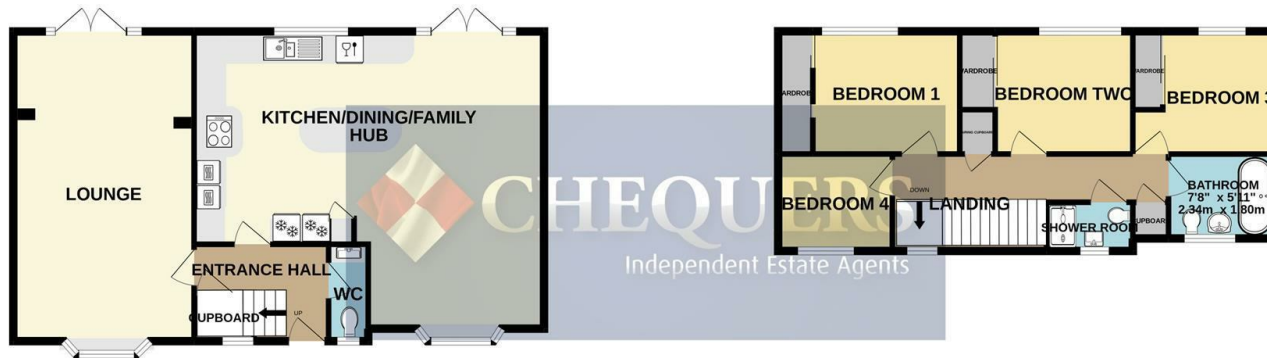
REFERRALS:

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

1ST FLOOR



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	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
43-54 E	
31-42 F	
21-30 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	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
43-54 E	
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