



Osprey Road, Kempshott, Basingstoke, RG22 5PR
£625,000



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CHEQUERS are pleased to offer this extended detached home, situated on the outskirts of the popular Kempshott development with stunning views over fields to the rear. The property has been extended to provide flexible accommodation of living room, kitchen/dining room, sun lounge with twin bi-fold doors and a utility room. On the first floor are four good sized bedrooms, bathroom and a separate shower room. Further benefits include twin garages and a generously sized plot. Prompt viewing is recommended. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Porch area leading to hall, stairs to first floor, radiator, door to -

LIVING ROOM:

17'7" x 15'6" (5.36m x 4.72m)

Front aspect, double glazed window, feature flooring, radiator, bi-fold doors to -

KITCHEN/DINING ROOM:

18'9" x 11'7" (5.72m x 3.53m)

Range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted hob with extractor over, fitted oven with cupboards above and below, appliance space, space for dining table, radiator, sliding patio doors to garden, door to utility, access to -

SUN LOUNGE:

12'11" x 10' (3.94m x 3.05m)

Feature vaulted ceiling with inset spotlights, two sets of bi-fold doors to garden with views over open fields.

UTILITY ROOM:

Rear aspect double glazed window, roll edged work surfaces, inset single drainer sink unit with mixer tap, cupboard below, appliance space, radiator, wall mounted boiler, storage cupboards, door to garage, door to -

CLOAKROOM:

Modern white suite comprising low level w.c., wash hand basin set in vanity unit, extractor fan, radiator.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

11'5" x 10'10" (3.48m x 3.30m)

Rear aspect, double glazed widow, radiator.

BEDROOM TWO:

18'10" x 6'9" (5.74m x 2.06m)

Front aspect, twin double glazed windows, radiator.

BEDROOM THREE:

10'10" x 10'9" (3.30m x 3.28m)

Front aspect, double glazed window, radiator.

BEDROOM FOUR:

10'10" x 8'1" (3.30m x 2.46m)

Rear and side aspect, double glazed windows, radiator.

BATHROOM:

9' x 5'10" (2.74m x 1.78m)

Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, heated towel rail, double glazed window.

SHOWER ROOM:

8'10" x 7'3" (2.69m x 2.21m)

Rear aspect, double glazed window, corner shower cubicle, low level w.c., pedestal wash hand basin, tiled surrounds, heated towel rail, spotlights.

GARDENS:

To the front of the property is a block paved driveway leading to the garage and front door, ample parking, shrub bed. To the rear of the property is a generously sized garden with views over open fields, feature patio leading to lawned area, stocked borders, pergola, outside tap, enclosed by panelled fencing.

GARAGE:

18'3" x 9'1" (5.56m x 2.77m)

Up and over door, light and power, door to utility room.

GARAGE/WORKSHOP:

23'4" max x 14'4" max (7.11m max x 4.37m max)

Up and over door, light and power, personal door to rear garden.

COUNCIL TAX:

Band E

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:

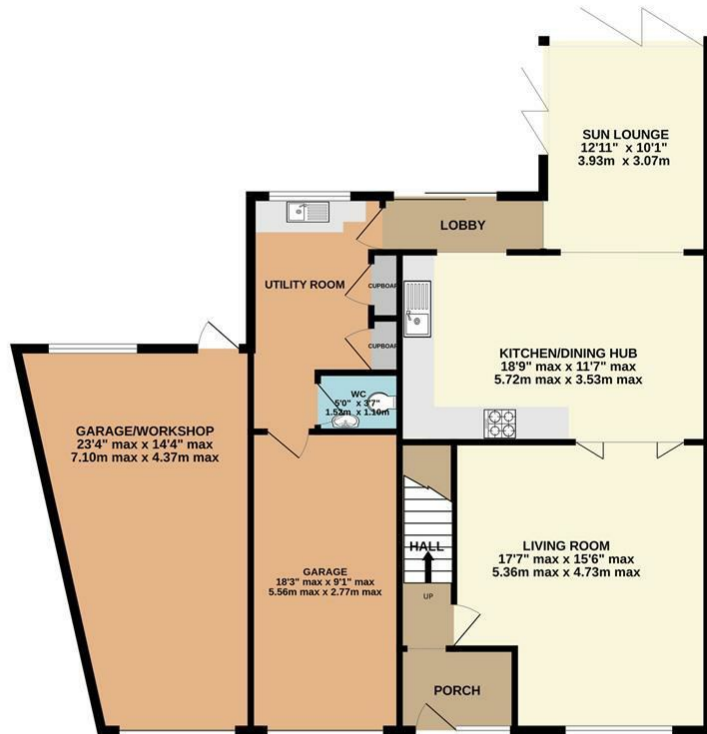
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

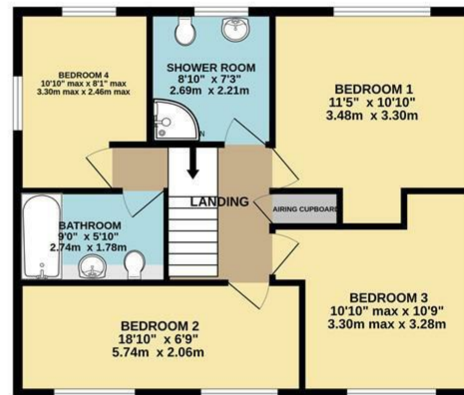
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1930 sq.ft. (179.3 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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