



Wallis Drive, Bramley, Tadley, RG26 5XQ  
**Guide Price £665,000**



## Wallis Drive, Bramley, Tadley, RG26 5XQ

CHEQUERS are pleased to offer for sale this well presented residence situated on a popular development on the outskirts of Bramley. The property enjoys generously sized, flexible accommodation including reception hall, cloakroom, lounge with log burner, kitchen/dining room leading through to family room with bi-fold doors to the rear garden. There is a 19' master bedroom with en-suite, guest bedroom with en-suite, two further bedrooms and a family bathroom arranged on the first floor. Further benefits include double glazing, well maintained gardens, garage and off road parking. (draft particulars - awaiting vendors approval).

### RECEPTION HALL:

Stairs to first floor, under stairs cupboard, radiator.

### CLOAKROOM:

White suite comprising low level w.c., wash hand basin, radiator.

### LOUNGE:

13'2" x 13'1" (4.01m x 3.99m)

Front aspect, double glazed bay window, feature fireplace with log burner, Karndeian flooring, radiator.

### KITCHEN/DINING ROOM:

18'10" x 9'6" (5.74m x 2.90m)

Rear aspect, well appointed and comprising range of eye and base level units, wooden work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated dishwasher, appliance space, radiator, tiled flooring, dining area with Karndeian flooring, door to garage, square arch to family room, door to -

### UTILITY ROOM:

6'1" x 5'3" (1.85m x 1.60m)

Glazed door to side, range of fitted units, roll edged work surfaces with inset bowl, appliance space, integrated microwave, radiator, tiled flooring.

### FAMILY ROOM:

19'11" x 9'7" (6.07m x 2.92m)

Rear and side aspect, feature bi-fold doors to garden, feature radiator, spotlights, Karndeian flooring.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

### MASTER BEDROOM:

19'5" x 9'4" max (5.92m x 2.84m max)

Approached through a dressing area with built-in double wardrobes, square arch to bedroom, rear aspect, double glazed window, spotlights, radiator, door to -

### EN-SUITE SHOWER ROOM:

9'9" x 5'1" (2.97m x 1.55m)

Suite comprising shower cubicle vanity unit with inset wash hand basin, low level w.c., tiled flooring, skylight window, tiled surrounds, spotlights, chrome heated towel rail.

### GUEST BEDROOM:

13'4" x 9'1" (4.06m x 2.77m)

Front aspect, double glazed window, door to -

### EN-SUITE SHOWER ROOM:

Suite comprising shower cubicle, vanity unit with inset wash hand basin and low level w.c., spotlights, chrome heated towel rail, double glazed window.

### BEDROOM THREE:

13'8" x 9'8" (4.17m x 2.95m)

Front aspect, double glazed window, radiator.

### BEDROOM FOUR:

10'6" x 10'3" (3.20m x 3.12m)

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

### FAMILY BATHROOM:

Suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin, tiled surrounds, tiled flooring, heated towel rail, spotlights, double glazed window.

### GARDENS:

To the front of the property is a shingled area, driveway to the garage, mature hedging, side access. The rear garden enjoys a good level of privacy, feature patio leading to lawned garden with well stocked flower, shrub and tree borders, summer house.

### GARAGE:

19'10" x 9'11" (6.05m x 3.02m)

Electric roller door, light and power, appliance space, door to kitchen.

### 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.

### COUNCIL TAX:

Band E

### MONEY LAUNDERING REGULATIONS:

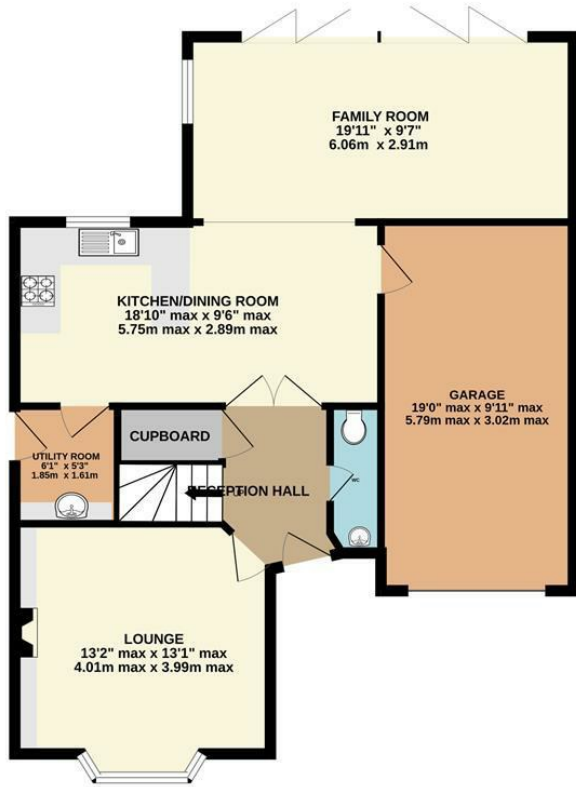
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

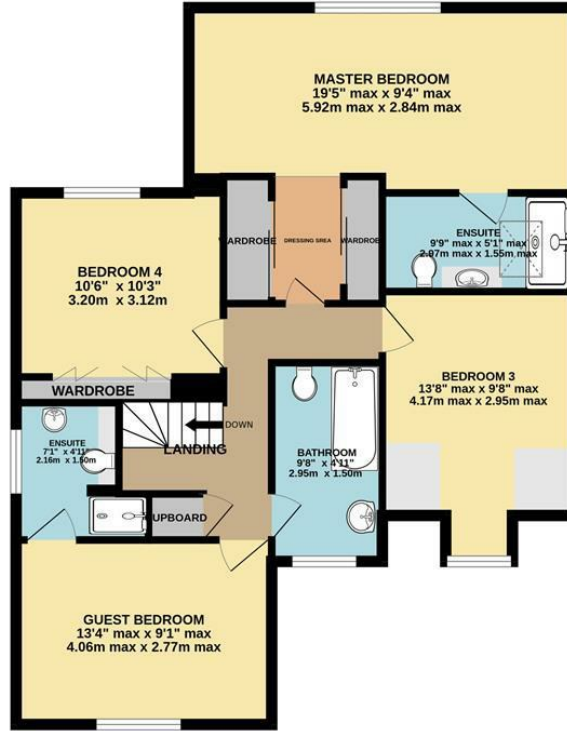
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



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



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1669 sq.ft. (155.1 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 (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	83
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

