



Comfrey Gardens, Hounsme Fields, Basingstoke, RG23 7QJ  
**Guide Price £490,000**





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NO ONWARD CHAIN - CHEQUERS are pleased to offer this well presented detached family home, recently constructed to a high specification. The accommodation includes living room, cloakroom, kitchen/dining room and utility room with three bedrooms, an en-suite shower room and family bathroom on the first floor. The property boasts upgraded Karndean flooring, upgraded Bosch kitchen appliances, landscaped corner garden and a single garage. Prompt viewing is recommended to appreciate all on offer. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Radiator, stairs to first floor.

### CLOAKROOM:

Low level w.c., wash hand basin with mixer tap, tiled splash back, radiator, extractor fan.

### LIVING ROOM:

18'1" x 10'9" (5.51m x 3.28m)

Double aspect, two radiators, deep understairs storage cupboard, t.v aerial point, telephone point.

### KITCHEN/DINING ROOM:

18'1" x 10'2" (5.51m x 3.10m)

Range of eye and base level units, concealed lighting, work surfaces, tiled surrounds, 1.5 bowl sink unit with mixer tap, fitted Bosch hob with oven below and extractor over, integrated fridge/freezer and dishwasher, breakfast bar, radiator, double glazed French doors to garden.

### UTILITY ROOM:

6'3" x 5'4" (1.91m x 1.63m)

Double glazed door to side, base level units, laminate work surfaces, single drainer sink unit, wall mounted gas fired boiler, radiator.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

### MASTER BEDROOM:

18'1" max x 9'8" max (5.51m max x 2.95m max)

Double aspect, radiator, t.v aerial point, telephone point, fitted double wardrobe, door to -

### EN-SUITE SHOWER ROOM:

White suite of walk-in shower cubicle, low level w.c., pedestal wash hand basin with mixer tap, tiled surrounds, heated towel rail, window to side.

### BEDROOM TWO:

11'10" max x 10'8" max (3.61m max x 3.25m max)

Front aspect, radiator, built-in wardrobe, t.v point, telephone point.

### BEDROOM THREE:

11'10" x 7'1" (3.61m x 2.16m)

Side aspect, radiator, t.v aerial point, telephone point.

### FAMILY BATHROOM:

White suite comprising panel enclosed bath with mixer tap and shower attachment, glass shower screen, low level w.c., wash hand basin with mixer tap, heated towel rail.

### GARAGE:

19'7" x 9'10" (5.97m x 3.00m)

Up and over door, light and power.

### GARDENS:

To the side of the property is parking for 3 vehicles leading to the garage. To the rear of the property is a paved patio leading to lawned area, flower specimen tree, outside tap. There is an EV PodPoint charger.

### COUNCIL TAX:

Band E

### AGENTS NOTE:

We have been advised there is a service charge for estate management of £109.93, payable twice a year, December and August. Prospective purchasers should clarify these details with their solicitor.

### MONEY LAUNDERING REGULATIONS:

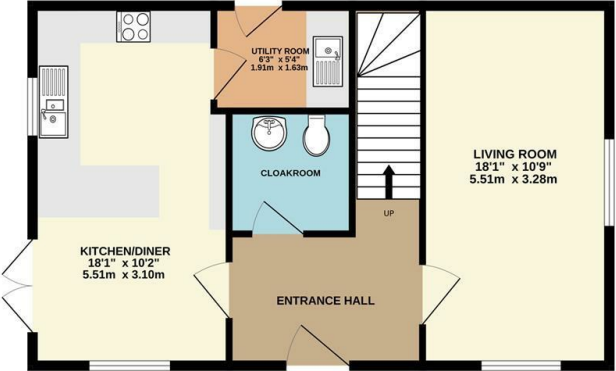
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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