



The Crofts, Hatch Warren, Basingstoke, RG22 4RE

£580,000 Guide price - Freehold



Barons Estate Agents are delighted to present this extended, four bedroom detached family home, situated in a cul de sac location. The property has been lovingly cared for by the current owner, and is presented to the market in immaculate condition in our opinion. On the ground floor, the property features an entrance hallway, lounge, family room/study, cloakroom and an extended, open plan kitchen/living room with integrated appliances, underfloor heating, bifold doors to the garden and Velux windows. Upstairs there are four double bedrooms, each with built in wardrobes, a refitted family bathroom, and ensuite. Externally, the property benefits from ample driveway parking for at least five cars, and an enclosed, landscaped rear garden with a shed with light and power. Additional benefits include gas central heating and double glazing throughout. An early viewing of this ideal family home would be strongly recommended by the vendor's sole agent.

### Key Points and Features

- Extended Detached Family Home
- Open Plan Kitchen/Living Room
- Cloakroom
- Four Bedrooms
- Family Room/Study
- Landscaped Rear Garden
- Family Bathroom & Ensuite
- Lounge
- Ample Driveway Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

The Crofts is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. The town offers an abundance of eateries, pubs, and two theatres. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

### Vendor's Comments - The Crofts

We have had a residents association in the Crofts for over 25 years, each year the residents association put on community events including a Summer Fun Day, Easter Egg hunt and a Christmas Carol evening. It is a desirable area of Hatch Warren that gives a great community spirit. In addition there is a lovely green and woods on the Crofts that is used year round for sport/walking and a great place for children to play.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band E

### Viewing Arrangements

Strictly by appointment through Barons Estate Agents.

### Extra Services

Barons Estate Agents 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.