



Appleton Drive, Marnel Park, Basingstoke, RG24 9RX

£575,000 Guide price - Freehold



Barons Estate Agents are delighted to present this extended four/five 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. The ground floor accommodation comprises of a porch, a spacious entrance hallway, cloakroom, lounge, a spacious kitchen/dining room and an extension behind the integral garage which offers a hallway, shower room and bedroom five/family room. Upstairs there's four double bedrooms, a four piece family bathroom and en suite shower room. Externally to the front there's driveway parking for 3/4 cars, and to the rear is an enclosed garden with a sunny aspect and a summer house with a hot tub and sauna. To the side of the property is a lean to/shed which offers ample storage space. Additional benefits include gas central heating and double glazing throughout. A viewing of this ideal family home would be strongly recommended by the vendor's sole agent.

Key Points and Features

- Extended Detached Family Home
  - Lounge
  - Rear Garden Inc. Summer House with Hot Tub & Sauna
- Four/Five Bedrooms
  - Cloakroom, Bathroom, Shower Room & Ensuite
  - Garage & Driveway Parking
- Kitchen/Dining Room
  - Bedroom 5/Family Room
  - Viewing Advised



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

Location

Marnel Park is a modern development on the North East of Basingstoke town and offers good access to local schools, shops and facilities. Chineham shopping centre is approx. 1.5 mile away, hosting Tesco and Marks and Spencer to name a few. The A33 is also accessible within half a mile, giving good road access to Basingstoke, Reading, the M3 and M4 motorways. Access to Basingstoke mainline railway station is a short drive putting you into London Waterloo in 45 minutes.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band E

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

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.