

Dorchester Close, Worting, Basingstoke, RG23 8EX

Guide Price £415,000

CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer this detached home, situated in a no through road in the popular Worting area of Basingstoke. The property has been extended over the years to offer flexible accommodation currently offering - 22' lounge, separate dining room, 18' kitchen/breakfast room and a cloakroom on the ground floor. Whilst the property was originally built as a three bedroom home, the current layout on the first floor offers a master bedroom with a dressing room (could be bedroom 3), a further double bedroom and a family bathroom. Further benefits include off road parking 17' garage and a generously sized private rear garden. (draft particulars - awaiting vendor approval)

ENTRANCE HALL:
Stairs to first floor, under stairs cupboard, airing cupboard, radiator.

CLOAKROOM:
Low level w.c., wash hand basin, radiator, double glazed window.

LOUNGE:
22'6" x 11'6" max (6.86m x 3.51m max)
Double aspect, double glazed window to the front, sliding patio doors to rear garden, ornamental fireplace, radiator.

DINING ROOM:
9'9" x 8'8" (2.97m x 2.64m)
Rear aspect, double glazed window, radiator, serving hatch to lounge.

KITCHEN/BREAKFAST ROOM:
18'6" x 7'2" (5.64m x 2.18m)
Rear aspect, double glazed window, range of eye and base level units, double drainer sink unit with cupboards below, work surfaces, cooker point, appliance space, wall mounted heater, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:
Access to loft space, cupboard housing boiler.

BEDROOM ONE:
11'6" x 10'5" (3.51m x 3.18m)
Front aspect, double glazed window, built-in double wardrobe, radiator, arch to -

DRESSING ROOM:
8' x 4'9" (2.44m x 1.45m)
Front aspect, double glazed window, built-in wardrobes, dressing table, radiator - this was originally bedroom 3 and could be converted back if required.

BEDROOM TWO:
11'7" x 9'7" (3.53m x 2.92m)
Rer aspect, double glazed window, built-in double wardrobe, radiator.

FAMILY BATHROOM:
7'8" x 6'6" (2.34m x 1.98m)
Rear aspect, double glazed window, white suite comprising panel enclosed bath, low level w.c., wash hand basin, shaver point, radiator.

GARAGE:
17'1" x 8'2" (5.21m x 2.49m)
Single garage.

GARDENS:
To the front of the property is a lawned garden with shrub borders, block paved driveway to garage. To the rear of the property is a feature patio leading to lawned garden, shrub borders, mature tree, outside tap, twin sheds.

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 D

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.

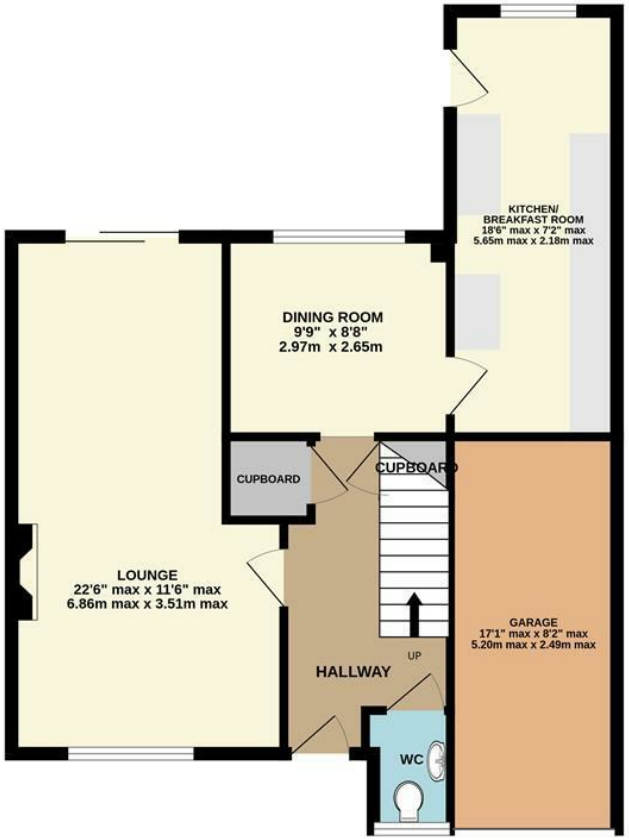


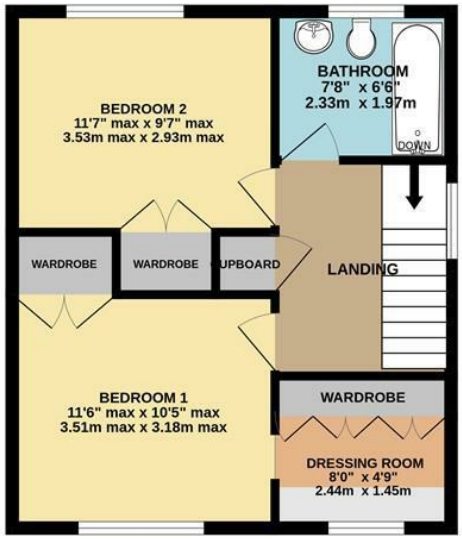




GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



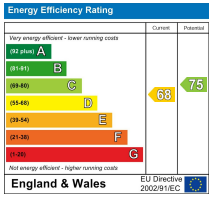


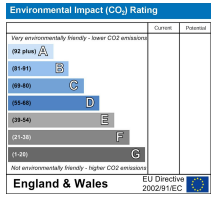
2 BEDROOM DETACHED

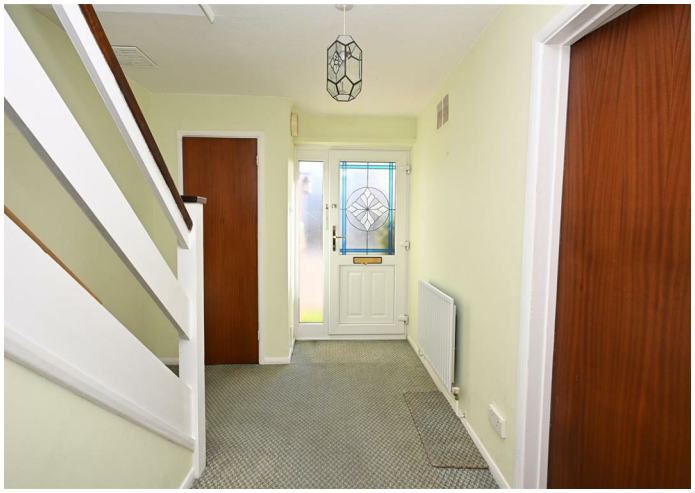
TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

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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