



**Connells**

Hutchins Way  
Basingstoke



## Property Description

Located in Marnel Park, the property is just under a 3 mile drive from Basingstoke's Town Centre which houses the Festival Place Shopping Centre and mainline Train station with a direct line to London Waterloo. The local area has convenience stores, parks, schools, a Doctor's surgery and a pharmacy. The property is near to a large open field and woodland area providing opportunity for fresh air and walks. The location also benefits from being close to Chineham Business Park and Chineham shopping centre offering a variety of shops and stores. There is also easy access via car to the A33 and M3 and plenty of public transport options across Basingstoke.

## Ground Floor

### Entrance/Porch

Stairs to first floor, leading to:

### Hall

to stairs to first floor, leading to:

### Utility Room/Garage Conversion

10' 4" (max) x 12' 6" ( 3.15m (max) x 3.81m )

Work surfaces with cupboards under, stainless steel sink with drainer and mixer tap, space for washing machine, space for condenser tumble dryer, storage cupboard, leading to:

## Storage

9' 5" x 7' 4" ( 2.87m x 2.24m )

With up and over door, power, and light,

## Upstairs

### Lounge/Diner

19' 6" (max) x 13' 7" (max) ( 5.94m (max) x 4.14m (max) )

Double glazed double door to Juliet balcony, double glazed window to front aspect, two double glazed skylight windows, storage cupboard, door to:

## Hallway

Leading to all remaining rooms:

## Kitchen

6' 3" (max) x 12' 5" (max) ( 1.91m (max) x 3.78m (max) )

Recently renovated comprising quartz countertops with cupboards and drawers under and cupboards over, four ring induction hob with electric oven under and extractor hood over, the combi-boiler is housed in this room and is serviced annually, stainless steel sink with drainer and mixer tap, space for dishwasher. space for fridge-freezer, double glazed skylight window.

## Bedroom One

10' 3" x 13' ( 3.12m x 3.96m )

Double glazed window to front aspect.

## Bedroom Two

10' 5" x 10' 4" ( 3.17m x 3.15m )

Double glazed window to front aspect.

## Bathroom

Double glazed skylight window, vanity hand wash basin, low level WC, panel enclosed Jacuzzi bath with overhead shower attachment, heated towel rail, tiled floor.

## Outside

## Rear Garden

Fully paved and fully enclosed with gate for side access.

## Garage

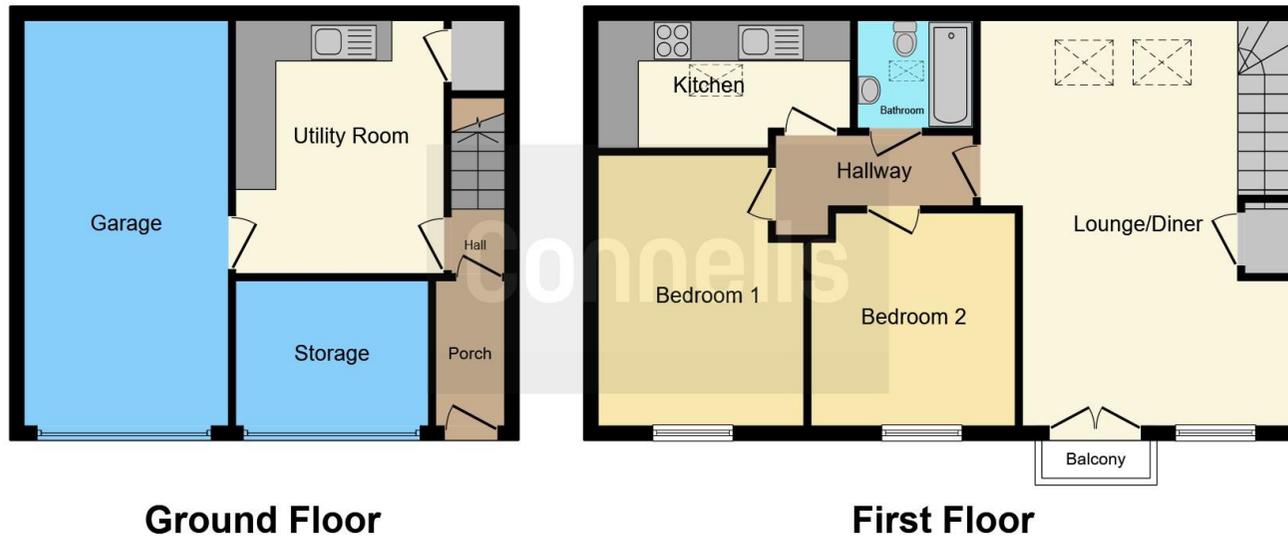
20' 7" (max) x 9' 10" ( 6.27m (max) x 3.00m )

With an up and over door, power, and light, EV charger point located on the outside of the garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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