



Hawthorn Way, Clarke Estate, Basingstoke, RG23 8NQ
Guide Price £415,000



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CHEQUERS are pleased to offer for sale this extended three bedroom semi-detached home, situated on the popular Clarke Estate, on the outskirts of Basingstoke. The property offers 23' lounge, 20' 'L' shaped kitchen/dining room, three bedrooms and a family bathroom. Further benefits include an enclosed rear garden, garage to side and ample driveway parking.

ENTRANCE HALL:

Stairs to first floor, tiled flooring, under stairs cupboard.

LOUNGE:

23'9" max x 11'11" max (7.24m max x 3.63m max)

Front aspect, ornamental fireplace, radiator, double doors to -

KITCHEN/DINING ROOM:

20'4" max x 16'11" max (6.20m max x 5.16m max)

Rear aspect, double glazed window, range of eye and base level units, work surfaces, inset sink unit with mixer tap, inset hob, fitted oven with cupboards above and below, appliance space, spotlights, storage cupboard, double glazed French doors to garden, glazed door to side.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

12'10" max x 11'1" max (3.91m max x 3.38m max)

Front aspect, double glazed window, radiator, built-in wardrobes.

BEDROOM TWO:

12'1" max x 10'2" max (3.68m max x 3.10m max)

Rear aspect, double glazed window, radiator, airing cupboard.

BEDROOM THREE:

8'8" x 6'11" (2.64m x 2.11m)

Front aspect, double glazed window, radiator.

BATHROOM:

6'8" x 5'11" (2.03m x 1.80m)

Side aspect, modern white suite comprising bath with shower over, shower screen, vanity unit with inset wash hand basin and low level w.c., heated towel rail, spotlights.

GARAGE:

Up and over door, personal door to rear.

GARDENS:

To the front of the property is driveway parking leading to the garage and front door, shrub border. The rear garden enjoys a good level of privacy, feature patio leading to lawned area, outbuilding.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

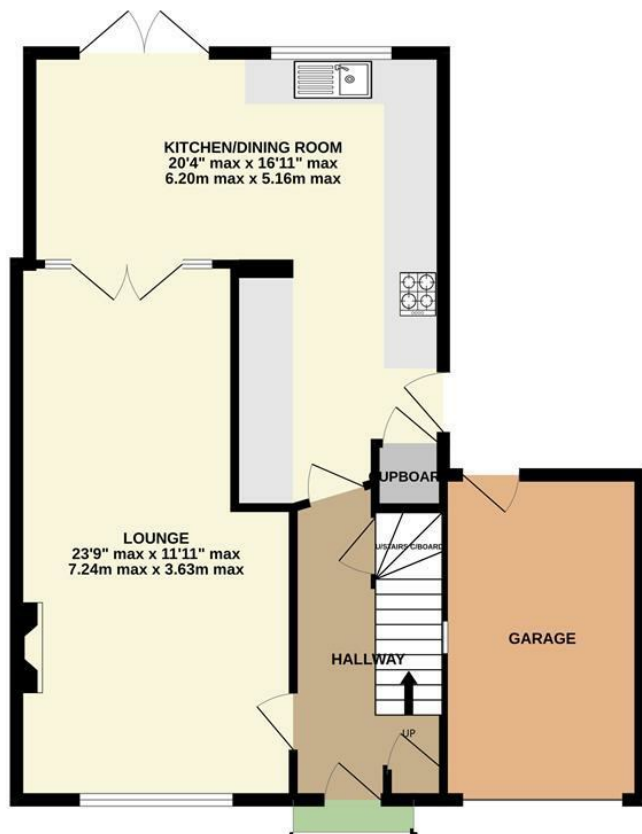
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

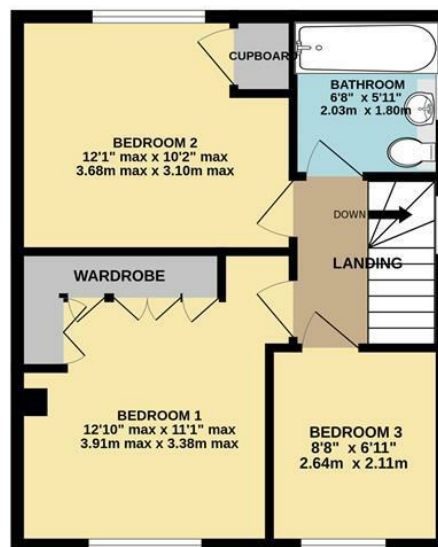
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



3 BEDROOM EXTENDED SEMI

TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
43-54 E		43-54 E	
31-42 F		31-42 F	
21-30 G		21-30 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

