RightChoice
ESTATE AGENTS

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Messner Street, Basingstoke, RG24 9TT

£625,000 Freehold

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Right Choice Estate Agents are delighted to offer to the market this immaculately presented, five bedroom detached, modern family home built in 2013. This tastefully decorated family home offers well designed accommodation and specific features making it ideal for modern living.

On entering the property, you are welcomed by a traditional entrance hallway that sets the tone for the spacious accommodation throughout. The heart of the home is the spacious dual aspect living room with bi-fold doors opening onto the patio, which is ideal for entertaining. Complementing this is a well-appointed kitchen with integrated appliances, a study, a convenient downstairs W/C and the converted garage which makes would make ideal gym, playroom or second lounge.

The first floor the property continues to impress with three very ample bedrooms with the larger two benefitting from ensuite shower rooms. There is also a practical family bathroom.

The second floor really sets this property apart with a further two double bedrooms and another bathroom, making this home perfect for large families or for those who have guests stay regularly.

Externally, the property provides a family friendly garden which faces westerly and offers a safe and private space to relax in. To the front of the property is the remaining part of the garage which provides storage on the ground level and in the eve space above and driveway parking for three to four vehicles.

Further benefits include double glazing, gas radiator heating, limestone tiled flooring throughout the ground floor, outside power points, outside tap, wooden shed, built in storage to the side of the property, side access to the garden and access to additional communal parking.

Marnel Park is well located in Basingstoke, offering convenient access to the A339, A33 and M3 junction 6, making it ideal for commuters and families alike. Basingstoke town centre is within easy reach and provides extensive shopping and leisure facilities, along with a mainline railway station offering direct services to London Waterloo.

Tenure: Freehold with an estate charge of £15.73 currently per month.

EPC Rating - C.

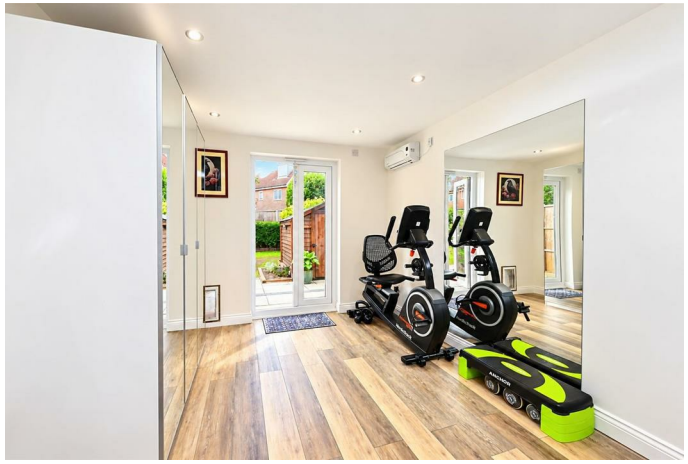
Local Authority: Basingstoke & Deane Borough Council - Band F.

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.







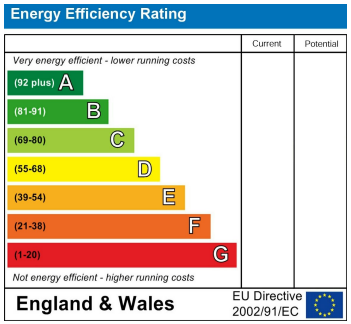






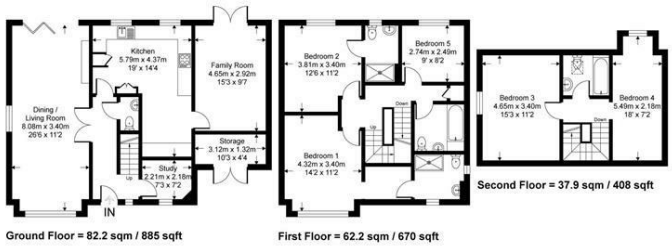






Messner Street

Approximate Gross Internal Area = 182.3 sq m / 1963 sq ft



Whilst every attempt has been made to ensure the accuracy or the floor plan 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.

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
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