



**Connells**

Willoughby Way  
Basingstoke



## Property Description

Located in Winklebury, this property benefits from being local to Nurseries and Schools, convenience stores, Post Office and many more amenities. Just under 3 miles from the Town Centre and with the Basingstoke Leisure Park even closer, there are plenty of options for entertainment for all ages. The local bus stops offer links to the Town Centre and across Basingstoke and with easy access via car to the A339, there are lots of travel links. The nearest supermarket is located less than a mile via car with a few more in close proximity.

## Entrance Hall

Glass panel front door, stairs to first floor, electric meter cupboard, doors to:

## Study/ Storeroom

Double glazed window to side aspect, boiler.

## Lounge

13' 10" (max) x 12' 11" ( 4.22m (max) x 3.94m )

Feature Fireplace and carpet flooring, opening leading to:

## Family Room

12' 2" x 9' 9" ( 3.71m x 2.97m )

Double glazed French doors leading to rear garden.

## Dining Room

9' 8" x 10' 9" ( 2.95m x 3.28m )

Double glazed window to rear aspect.

## Kitchen

9' 8" x 12' 10" (max) ( 2.95m x 3.91m (max) )

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, four ring electric hob with oven under and hood over, double glazed window to front aspect, space for washing machine, space for upright fridge/freezer.

## Upstairs

## Landing

Airing cupboard.

## Bedroom One

9' 11" (max) x 12' 11" (max) ( 3.02m (max) x 3.94m (max) )

Integrated wardrobe and cupboards, double glazed window.

## Bedroom Two

6' 10" x 10' 1" ( 2.08m x 3.07m )

Double glazed window.

## Bedroom Three

8' 6" x 12' 2" (max) ( 2.59m x 3.71m (max) )

Double glazed window, loft access.

## Bathroom

The bathroom is split into two sections.

Section One: Hand wash basin, low level WC, cupboards, double glazed window.

Section Two: Wall mounted sink, panel enclosed bath with shower over, heated towel rail, double glazed window.

## Outside

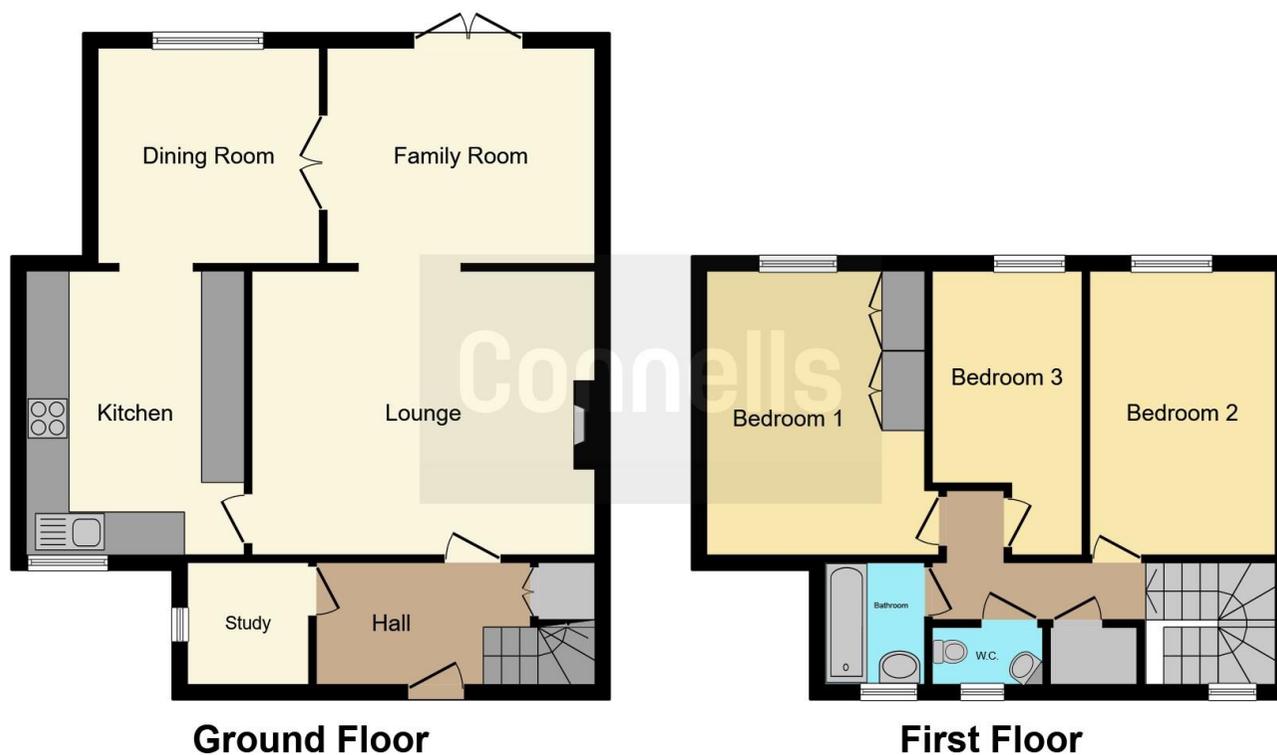
## Garden

Mostly patio with a small area of lawn, the garden includes a shed.









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)

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**T 01256 464566**  
**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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