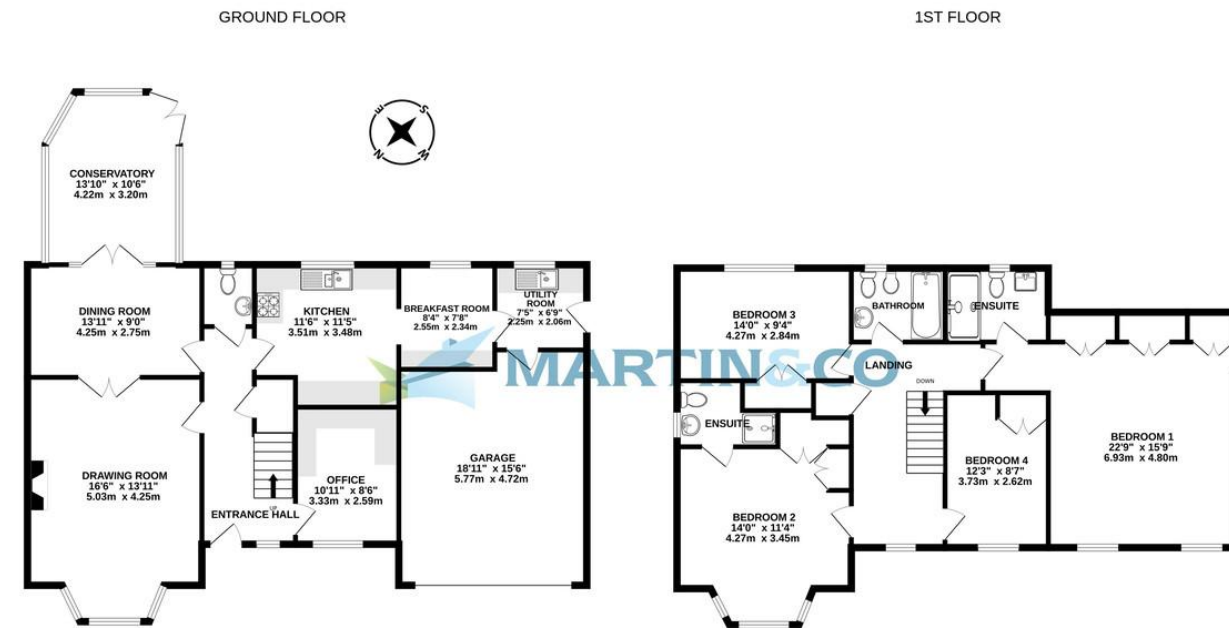




TOTAL FLOOR AREA: 2275sq.ft. (211.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



FOR SALE

Skylark Close, Basingstoke, RG22 5UR

4 Bedrooms, 3 Bathrooms, Detached House

Asking Price Of £750,000





Gabriel Park

Asking Price Of £750,000

- Four Bedrooms
- Two En-Suites and a Family Bathroom
- Three Reception Rooms
- Re-Fitted Kitchen/Breakfast Room and Utility
- Conservatory
- Double Garage
- Enclosed Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

An immaculately presented detached four-bedroom family home, nestled in a peaceful cul-de-sac within the sought-after Gabriel Park development. Enjoying a prime position adjacent to Old Down Woodland Park, with the added benefit of a private access gate, this exceptional property offers spacious and versatile accommodation throughout.

The home features four well-proportioned bedrooms, including two with en-suite shower rooms, together with a modern family bathroom. The generous living space includes three reception rooms, a conservatory, a recently refitted kitchen, breakfast room, utility room, and downstairs cloakroom.

Externally, the property benefits from an attached double garage, driveway parking, and a private enclosed garden. For added convenience, all exterior soffits, fascias, doors, and window frames are finished in low-maintenance uPVC, helping to minimise ongoing upkeep.

Presented to an exceptional standard throughout, this superb family home must be viewed to be fully appreciated.

HALLWAY Wood effect flooring, radiator and under stairs storage cupboard.

OFFICE 10' 11" x 8' 5" (3.33m x 2.59m) Front aspect window, vinyl flooring, radiator and a range of fitted office furniture.

DRAWING ROOM 16' 6" x 13' 10" (5.03m x 4.24m) A bright and welcoming reception room featuring a front-aspect bay window, attractive fireplace with fitted gas fire, fitted carpet, and radiator.

DINING ROOM 13' 10" x 8' 11" (4.24m x 2.74m) Enjoying rear-aspect windows and doors opening into the conservatory, this bright and versatile reception room benefits from attractive wood-effect flooring and a radiator.

CONSERVATORY 13' 10" x 10' 5" (4.22m x 3.2m) A well-appointed conservatory with part brick-built elevations, attractive wood-effect flooring, energy-efficient K-glass glazing, electric roof blinds, automatic ventilation, and a thermostatically controlled radiator, creating a comfortable year-round living space. French doors provide direct access to the garden.

KITCHEN 11' 6" x 11' 5" (3.51m x 3.48m) Recently refitted and beautifully appointed, featuring a rear-aspect window and an extensive range of eye and base level storage units with solid wood doors and drawer fronts. Stylish quartz work surfaces incorporate a wine fridge, integrated dishwasher, full-height fridge, double oven, and four-ring gas hob. Further benefits include a tiled floor, heated towel radiator, water softener, and a dedicated drinking water filtration system.



BREAKFAST ROOM 8' 3" x 7' 8" (2.54m x 2.34m) Rear aspect window, a range of eye and base level storage units with solid wood doors and drawer fronts. quartz work surfaces, full height freezer, radiator and tiled floor.

UTILITY ROOM 7' 4" x 6' 9" (2.26m x 2.06m) Rear aspect window, a range of eye and base level storage units with solid wood doors and drawer fronts, quartz work surfaces, stainless-steel sink unit, plumbing for a washing machine, space for a dryer, towel radiator, tiled floor, door to the garden and a door to the garage.

CLOAKROOM Rear aspect window, low-level WC wash hand unit, radiator and laminate flooring.

LANDING Galleried landing with carpet, airing cupboard and loft access.

BEDROOM ONE 22' 8" x 15' 8" (6.93m x 4.8m) An exceptionally spacious and light-filled principal bedroom enjoying dual-aspect windows, providing an abundance of natural light. The room benefits from three double built-in wardrobes, fitted carpet, and a radiator, creating a comfortable and well-appointed retreat.

EN-SUITE SHOWER ROOM Rear aspect window, double sized shower enclosure, low-level WC, wash hand basin, towel radiator and tiled floor and walls.

BEDROOM TWO 14' 0" x 11' 3" (4.27m x 3.45m) Front aspect bay window, two built-in double wardrobes, carpet and radiator.

EN-SUITE SHOWER ROOM Side aspect window, enclosed shower cubicle, low-level WC, wash hand basin, radiator and carpet.

BEDROOM THREE 14' 0" x 9' 3" (4.27m x 2.84m) Rear aspect window, built-in double wardrobe, carpet and radiator.

BEDROOM FOUR 12' 2" x 8' 7" (3.73m x 2.62m) Front aspect window, built-in double wardrobe, laminate flooring and radiator.

FAMILY BATHROOM Comprising a rear-aspect window, luxurious Jacuzzi spa bath with shower and glazed screen over, low-level WC, bidet, wash hand basin, and heated towel radiator. The room is finished with fully tiled walls and flooring, creating a stylish and easy-to-maintain space.



DOUBLE GARAGE 18' 11" x 15' 5" (5.77m x 4.72m) Double width garage with electric roller door and light and power.

OUTSIDE To the front of the property is an attractive enclosed garden, together with driveway parking for two to three vehicles, access to the double garage and side access gate. A private gate provides direct access to Old Down Woodland Park, a delightful wildflower meadow, thoughtfully established as a wildlife haven, attracting a variety of birds, bees, butterflies, and other native species, creating a tranquil and natural setting.

The rear garden is fully enclosed and designed for both relaxation and entertaining. A generous patio area with integrated lighting extends from the rear of the property and conservatory, creating an ideal outdoor seating space. Additional features include external power points, two outside taps, a garden shed, and an attractive water feature, all set within a well-maintained garden environment.

KEY FACTS FOR BUYERS
Tenure: Freehold
Council Tax Band: F
Basingstoke and Deane
EPC Rating: D
Garage and Driveway Parking
Mains Water, Gas and Electric

