



Connells

Broadleaf Close
Basingstoke



Property Description

A substantial and well-appointed family home, ideally positioned at the end of a quiet estate and enjoying views over a large green area, creating a peaceful and private setting.

The ground floor offers excellent living space, centred around a modern kitchen/diner with integrated appliances and doors opening directly onto the rear garden, ideal for both everyday family life and entertaining. In addition, there is a separate lounge and a separate dining room, providing flexible reception space. The ground floor also benefits from a WC, useful storage and internal access to the garage.

Upstairs, a spacious landing leads to five well-proportioned bedrooms, three of which feature en-suite shower rooms, along with a contemporary family bathroom. Externally, the property continues to impress with a low-maintenance rear garden, driveway parking for two vehicles and an attractive open green area to the front. Its end-of-estate position further enhances the sense of space and tranquillity

Kitchen/Dining Room

Irregular Shaped Room 31' 2" max x 10' 6" max (9.50m max x 3.20m)

Double glazed window to front, integrated fridge-freezer, integrated dishwasher, integrated washing machine, sink with drainer and mixer tap, double glazed patio doors to rear garden

Study/Snug

12' 8" x 8' 8" (3.86m x 2.64m)

Double glazed window to front

Lounge

Irregular Shaped Room 16' 1" max x 14' 3" max (4.90m max x 4.34m)

Double glazed window to rear, double glazed patio doors to rear

W/C

Low level w/c, pedestal hand wash basin

Garage

20' x 10' (6.10m x 3.05m)

Half frosted double glazed door to rear, up and over door

Bedroom 1

Irregular Shaped Room 14' 9" max x 9' 10" max (4.50m max x 3.00m)

Double glazed window to rear, two built in wardrobes

Ensuite

9' 10" max x 4' 7" max (3.00m max x 1.40m max)

Frosted double glazed window to rear, low level w/c, pedestal hand wash basin, shower cubicle

Bedroom 2

Irregular Shaped Room 13' 3" max x 9' 2" max (4.04m max x 2.79m)

Double glazed window to rear, built in wardrobe

En-Suite

Irregular Shaped Room 8' 6" max x 4' 7" max (2.59m max x 1.40m)

Frosted double glazed window to rear, double shower cubicle, low level w/c, pedestal hand wash basin

Bedroom 3

Irregular Shaped Room 13' 3" max x 12' 6" max (4.04m max x 3.81m)

Double glazed window to rear, ample built in wardrobe space

Bedroom 4

Irregular Shaped Room 12' 6" max x 12' 4" max (3.81m max x 3.76m)

Double glazed window to front, built in wardrobes

En-Suite

Irregular Shaped Room 6' 1" max x 4' 7" max (1.85m max x 1.40m)

Frosted double glazed window to front, shower cubicle, low level w/c, pedestal hand wash basin

Bedroom 5

Irregular Shaped Room 12' 2" max x 10' max (3.71m max x 3.05m)

Double glazed window to front, built in wardrobes









Ground Floor



First Floor

Total floor area 192.0 m² (2,066 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: B Council Tax
Band: F

Tenure: Freehold

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Property Ref: KSH105773 - 0006