



Because property is personal with...

Tomlins Close, Tadley

Belvoir

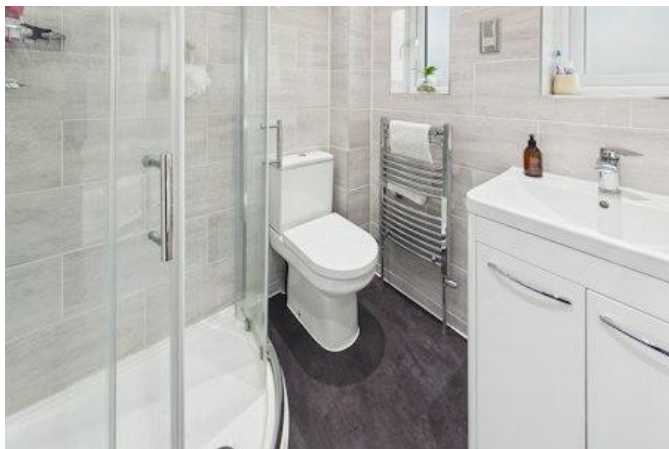
Guide price £390,000



Key Features

- Three bedroom semi-detached house
- Cul-de-sac location
- Immaculately presented throughout
- Garage
- Driveway
- Fully enclosed rear garden
- EPC rating D
- Freehold





Situated in a pleasant cul-de-sac location within Tomlins Close, this beautifully presented three-bedroom semi-detached home has been extensively refurbished and updated by the current owners to provide bright, contemporary accommodation throughout. The property benefits from driveway parking, a single garage, a fully enclosed rear garden and the added advantage of no onward chain.

The attention to detail and quality of presentation are immediately apparent upon entering the property, with modern decorative finishes, contemporary fittings and LED spotlighting creating a stylish and welcoming home ready for its next owners to enjoy.

The accommodation begins with an entrance porch leading through to the main hallway, which provides access to the kitchen, living room and staircase to the first floor.

The kitchen has been completely refitted with a contemporary range of units, providing excellent storage and worktop space alongside a selection of integrated and fitted appliances. Overlooking the rear garden, the kitchen offers an attractive and practical space finished to an excellent standard.

The living room is a particularly appealing feature of the home, benefiting from a dual-aspect arrangement that allows natural light to flood the room. Finished in a bright, contemporary style, the room provides generous space for both living and dining furniture. Newly fitted double doors open directly onto the rear garden, creating a pleasant connection between the internal

accommodation and outdoor entertaining space.

To the first floor, the landing provides access to three bedrooms and the family bathroom. There are two well-proportioned double bedrooms and a third single bedroom, which could equally serve as a nursery, dressing room or home office. All three bedrooms continue the immaculate decorative standard found throughout the ground floor.

The family bathroom has also been refurbished and is presented in excellent condition, with modern fittings and a contemporary finish complementing the remainder of the property.

Externally, the property benefits from a private driveway providing off-road parking and access to a single garage, which has the additional benefit of a power supply.

The fully enclosed rear garden has been attractively arranged to provide a balance of relaxation and practical outdoor space. A feature patio offers an ideal area for outdoor dining and entertaining, while the remainder of the garden is predominantly laid to lawn. A rear access gate provides a convenient pedestrian route towards local amenities, a particularly useful feature of the property's position.

The property has undergone extensive refurbishment under the current ownership and is presented in truly immaculate order throughout. With its contemporary interior, practical accommodation, attractive garden and cul-de-sac setting, this is a home that will appeal to a wide range of purchasers, including families, first-time buyers and those looking to



move into a property requiring little or no immediate work.

A further advantage is that the property is offered for sale with no onward chain, potentially allowing for a more straightforward transaction.

Location

Tomlin's Close is an established residential cul-de-sac situated within the popular Hampshire town of Tadley, offering a convenient setting for everyday amenities whilst retaining the benefits of a quieter residential environment.

Tadley provides a good selection of local facilities, including supermarkets, independent shops, cafes, public houses, leisure facilities and healthcare services. The town also benefits from a range of recreational spaces and nearby countryside, with Pamber Forest providing opportunities for walking and outdoor activities.

Families are well catered for by a selection of local educational facilities, including primary schools and The Hurst School in nearby Baughurst, subject to the usual admission arrangements.

For commuters, Tadley is conveniently positioned for access to Basingstoke, Reading and Newbury, with the A340 providing connections towards Basingstoke and the wider road network. Mainline railway services are available from Basingstoke, Reading and Aldermaston, offering connections to London and other regional destinations.



The surrounding villages of Baughurst, Pamber Heath, Silchester and Bramley provide further countryside attractions, village amenities and recreational opportunities.

Combining an attractive cul-de-sac position with excellent presentation, convenient local facilities and no onward chain, 4 Tomlin's Close represents an excellent opportunity to purchase a comprehensively updated home in a well-established residential location.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

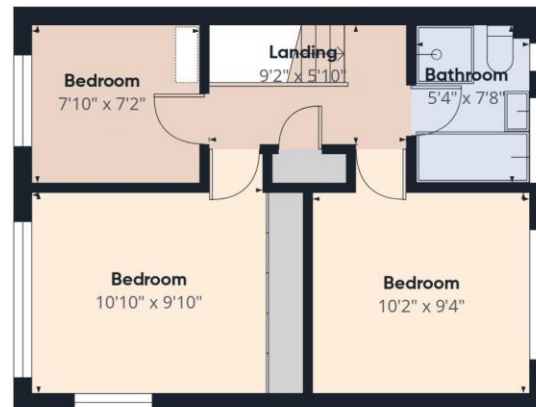
We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Juno or Rowberry Morris. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

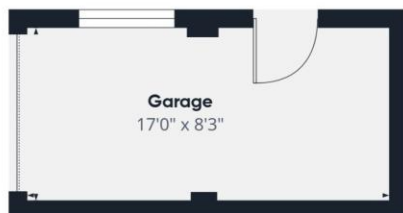




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

BELVOIR!

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Approximate total area⁽¹⁾
931 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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