



Brickfields Close, Lychpit, Basingstoke, RG24 8UX
Guide Price £600,000



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CHEQUERS are pleased to offer for sale this generously sized home situated on the outskirts of Lychpit. The accommodation includes cloakroom, lounge with vaulted ceiling and log burner, separate dining room, study, kitchen and utility room. There is a master bedroom en-suite bathroom, three further bedrooms and a family bathroom arranged on the first floor. Further benefits include a double garage, driveway parking and an enclosed private rear garden.

ENTRANCE HALL:

Stairs to first floor, stairs to lounge, door to garage.

CLOAKROOM:

Low level w.c., wash hand basin, extractor fan.

STUDY:

10'2" max x 8'6" max (3.10m max x 2.59m max)

Front aspect, radiator, storage cupboard.

UTILITY ROOM:

8'5" x 5'3" (2.57m x 1.60m)

Door to side, work surface with inset butler sink, appliance space, cupboard and shelving.

LOUNGE:

20'6" max x 15'11" max (6.25m max x 4.85m max)

Rear aspect, feature vaulted ceiling with skylight, sliding patio doors to rear garden, feature fireplace with log burner, air conditioning, door to dining room, access to -

DINING ROOM:

13'4" x 9'9" max (4.06m x 2.97m max)

Rear aspect, vaulted ceiling, sliding patio doors to rear garden, radiator.

KITCHEN:

10'6" x 9'10" (3.20m x 3.00m)

Side aspect, feature vaulted ceiling with skylight, range of eye and base level units, work surfaces, inset double bowl sink unit with mixer tap, fitted oven and hob with extractor over, appliance space.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

MASTER BEDROOM:

13' max x 10'9" max (3.96m max x 3.28m max)

Rear and side aspect, wardrobe recess, radiator, air conditioning unit, door to -

EN-SUITE BATHROOM:

8'9" max x 4'11" (2.67m max x 1.50m)

Front aspect, coloured suite comprising panel enclosed

jacuzzi bath with shower over, low level w.c., wash hand basin, shaver point, radiator.

BEDROOM TWO:

12'1" x 10'1" (3.68m x 3.07m)

Rear aspect, radiator, wardrobe recess.

BEDROOM THREE:

8'9" x 8'1" (2.67m x 2.46m)

Front aspect, radiator.

BEDROOM FOUR:

Rear aspect, wardrobe recess, radiator.

BATHROOM:

Suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin.

GARDENS:

To the front of the property is driveway parking leading to the double garage, raised borders and pathway to front and leading onto side access. To the rear of the property is a generously sized garden enjoying a private aspect, laid to lawn with mature shrub borders, raised decking, slate hardstanding area, outside tap, storage shed.

DOUBLE GARAGE:

Twin electric roller doors, light and power, personal door to entrance hall.

COUNCIL TAX:

Band F

MONEY LAUNDERING REGULATIONS:

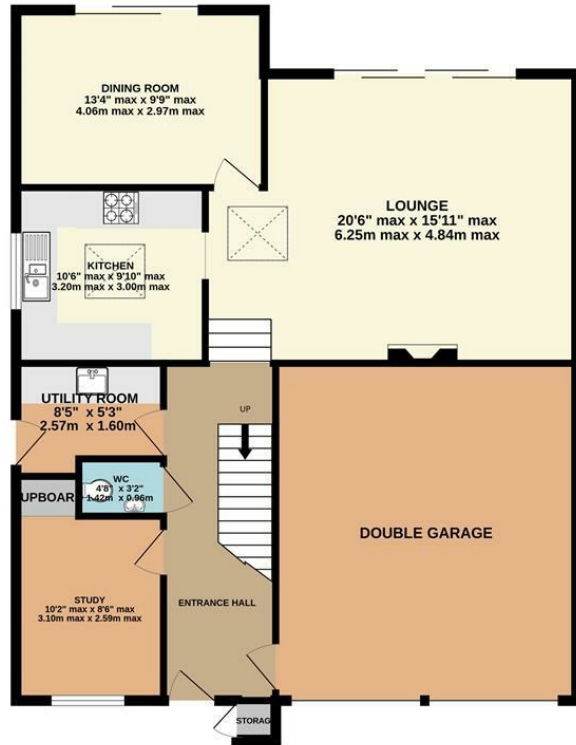
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1691 sq.ft. (157.1 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-10 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ emissions	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-10 G	
Not environmentally friendly - higher CO₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



