



Constable Close, Black Dam, Basingstoke, RG21 3QY
Guide Price £625,000



CHEQUERS
Independent Estate Agents



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CHEQUERS are pleased to offer this superb detached residence situated in Constable Close on the outskirts of Black Dam, conveniently located for local amenities and the town centre. The property has been extended over the years and currently offers well balanced and flexible accommodation over two floors comprising - cloakroom, sitting room with log burner, separate dining room, study, family room, further lounge area with log burner and luxury kitchen/breakfast room on the ground floor. There is a master bedroom with en-suite, bedroom two with en-suite, two further bedrooms and a family bathroom arranged on the first floor. Further benefits include a generously sized corner plot with a good level of privacy, garage and ample parking. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, oak flooring, radiator, wall mounted heating thermostat.

CLOAKROOM:

Luxury white suite comprising low level w.c and wash hand basin set in vanity unit, radiator, oak flooring, double glazed window, tiled splash back, spotlights.

SITTING ROOM:

18'2" x 12'10" (5.54m x 3.91m)

Double glazed, double glazed window to front, French doors to rear garden, oak flooring, feature fireplace with log burner, radiator, spotlights, access to -

DINING ROOM:

13'4" x 10'10" (4.06m x 3.30m)

Radiator, under stairs cupboard, access to kitchen, square arch to lounge area.

LOUNGE AREA:

12'3" x 11'7" (3.73m x 3.53m)

Double glazed doors to rear garden, feature vaulted ceiling with spotlights, log burner.

STUDY:

7'10" x 6'8" (2.39m x 2.03m)

Front aspect, double glazed window, laminate flooring.

FAMILY ROOM:

17'2" x 8' (5.23m x 2.44m)

Front aspect, double glazed window, laminate flooring, spotlights, radiator, door to garage.

KITCHEN/BREAKFAST ROOM:

16' xx 11'6" (4.88m xx 3.51m)

Rear aspect, luxury kitchen comprising range of eye and base level units, wine rack, display cupboard, extensive granite work surfaces, inset sink and drainer, fitted Neff hob with extractor over and twin ovens below, integrated fridge, freezer, microwave and dishwasher, peninsular breakfast bar, spotlights, tiled flooring with under floor heating, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Double glazed window, airing cupboard, access to loft space.

MASTER BEDROOM:

16' max x 11'10" max (4.88m max x 3.61m max)

Front aspect, double glazed window, walk-in wardrobe, spotlights, door to -

EN-SUITE SHOWER ROOM:

White suite comprising shower cubicle, wash hand basin and low level w.c set in vanity unit, heated towel rail, shaver point, spot lights, double glazed window.

BEDROOM TWO:

12'10" max x 11'8" max (3.91m max x 3.56m max)

Front aspect, double glazed window, wardrobe recess, radiator, door to -

EN-SUITE SHOWER ROOM:

Shower cubicle, feature wash hand basin set in vanity unit, heated towel rail, spotlights, tiled surrounds and tiled flooring, double glazed window.

BEDROOM THREE:

8'10" max x 8'4" max (2.69m max x 2.54m max)

Front aspect, double glazed window, wardrobe, radiator.

BEDROOM FOUR:

9'8" max x 7' max (2.95m max x 2.13m max)

Rear aspect, double glazed window, radiator, wardrobe, laminate flooring.

FAMILY BATHROOM:

Modern 3 piece suite comprising panel enclosed bath with mixer tap and shower over, wash hand basin, low level w.c., tiled surrounds, tiled flooring, spotlights, heated towel rail, double glazed window.

GARAGE:

17'2" x 8' (5.23m x 2.44m)

Single garage with up and over door, light and power, rafter storage space.

GARDENS:

To the front of the property is block paved driveway leading to garage, lawned area with flower and shrub borders sweeping to the side of the house. To the rear of the property the garden enjoys a good level of privacy, feature patio leading to lawned area with mature shrub and tree borders, outside lighting and tap.

COUNCIL TAX:

BAND E

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

MONEY LAUNDERING REGULATIONS:

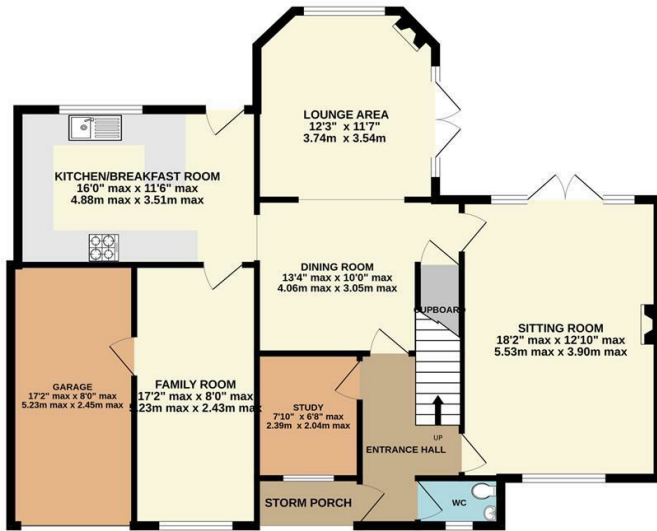
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

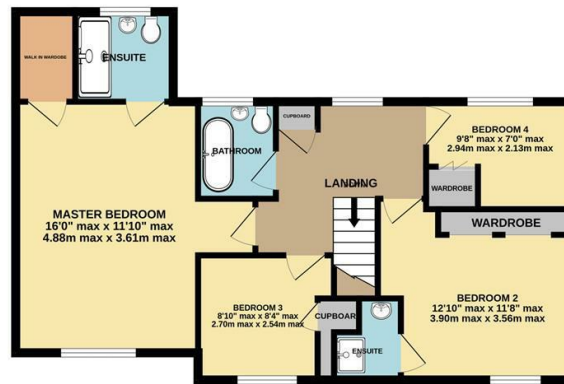
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1783 sq.ft. (165.6 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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