

# Hawkley Drive, Tadley

1 1 1

**Guide price £230,000**

- One bedroom house
- Freehold
- No onward chain
- Private rear garden
- Allocated parking
- Cul-de-sac location
- Freehold
- EPC rating D







Belvoir Estate Agents are delighted to offer to the market this beautifully presented one bedroom cluster house, situated in the popular residential location of Hawkley Drive, Tadley. Maintained to an impeccably high standard throughout, the property offers a fantastic opportunity for both first-time buyers and investors alike, combining modern open plan living accommodation with a surprisingly generous and private rear garden.

Currently tenanted and offered to the market with no onward chain, this attractive home is presented in excellent decorative order throughout and provides comfortable, well-planned accommodation across two floors.

The property is approached via its front entrance, opening into a useful entrance porch which leads directly into the main living accommodation. The ground floor has been thoughtfully arranged to create a bright and welcoming open plan reception space, incorporating a comfortable living area and a beautifully appointed modern kitchen.

The kitchen is fully fitted with a contemporary range of units and work surfaces, complemented by a peninsula island which provides additional preparation space and creates a natural separation between the kitchen and living areas whilst retaining the benefits of an open plan layout. A useful understairs storage cupboard provides additional practicality.

A particularly appealing feature of the property is the set of double doors leading directly from the living room onto the rear garden, allowing natural light to flood the accommodation and creating an excellent connection between the internal and external living spaces.









Stairs rise from the ground floor to the first floor landing, providing access to the bathroom and generously proportioned double bedroom. The bathroom is fitted with a full-size bath and associated sanitaryware, whilst the bedroom is positioned towards the rear of the property, enjoying a pleasant outlook across the private garden.

Externally, the property benefits from a particularly impressive rear garden, offering a substantial amount of outside space for a home of this nature. Enjoying a sunny aspect and a high degree of privacy, the garden is fully enclosed and thoughtfully arranged with a paved patio area, ideal for outdoor dining and entertaining, together with a generous lawned section. A useful garden storage shed provides additional space, whilst gated side access leads directly around to the front of the property.

Further benefits include one allocated parking space together with access to an additional shared parking space.

Overall, this is a superb example of a one bedroom home, offering an excellent balance of modern accommodation, generous outside space and convenient parking. Its immaculate presentation, attractive layout and chain-free position make it an appealing proposition for owner occupiers and investors seeking a well-maintained property in an established residential location.

LOCATION

Hawkley Drive is situated within the popular Hampshire town of Tadley, an established residential area offering an excellent range of everyday amenities whilst retaining convenient access to the surrounding countryside.

Tadley provides a variety of local shops, supermarkets, cafes, public houses and recreational facilities, together with schooling options and other essential services. The nearby Pamber Forest and surrounding countryside offer attractive opportunities for walking and outdoor recreation.

For commuters, Tadley is conveniently positioned between Basingstoke, Reading and Newbury, with good road connections to the A340, A33 and wider motorway network, including the M3 and M4. Mainline railway services are available from nearby Basingstoke, providing direct connections to London Waterloo, whilst Reading offers further rail connections, including services to London Paddington.

The combination of accessible amenities, countryside surroundings and excellent connections to neighbouring towns makes Tadley an attractive location for both homeowners and investment purchasers.

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




Floor 0




BELVOIR

Property is personal

Approximate total area(1)

389 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

Belvoir

Belvoir Tadley

01189 820 333
tadley.sales@belvoir.co.uk