



St. Catherine Road, Sherbourne Fields, Basingstoke, RG24 9XG

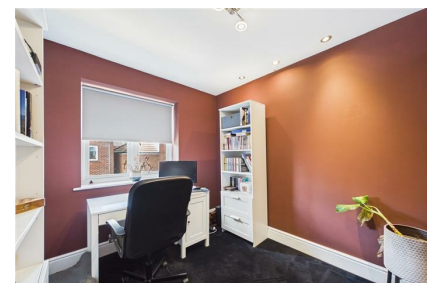
£525,000 - Freehold



Barons Estate Agents are delighted to present to the market this five-bedroom detached family home located in the sought after area of Sherborne Fields. The ground floor comprises of a cloakroom, utility room, a spacious kitchen/breakfast room and a front to back living and dining room with patio doors leading out to the garden. To the first floor, there is a family bathroom and four bedrooms, one of which is the original master with an en-suite. The second floor boasts a master suite with Velux windows, built-in storage on both the landing and in the bedroom, which then leads to a large four-piece en-suite. Externally, the property benefits from a patio and decking area in the garden with rear access to the garage and driveway for two cars. Additional features include double glazing and gas central heating. An early viewing is highly recommended by the vendors sole agent.

Key Points and Features

- Detached corner plot
- Master Suite with Velux Windows
- Utility room with access to the garden
- Front to back living room
- 4 additional bedrooms
- Rear driveway parking for 2 cars
- Kitchen/breakfast room
- 2 en-suite bathrooms
- Single garage to the rear



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location

Sherborne Fields is a modern development on the North of Basingstoke town and offers good access to local schools, shops, travel facilities and Basingstoke Hospital. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, a mainline train line to London Waterloo (45 minute approximately), 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South.

Tenure

Freehold

Locality

Basingstoke & Deane Borough Council

Council Tax

Band E

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

Extra Services

Barons Estate Agents 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.