



Cuckoo Close, North Waltham, Basingstoke, RG25 2BJ  
**Guide Price £435,000**



## Cuckoo Close, North Waltham, Basingstoke, RG25 2BJ

CHEQUERS are pleased to offer this semi-detached home, situated in the popular village of North Waltham and enjoying a tucked away location in this conservation area. The property has been extended and improved over the years to now offer generous and flexible accommodation over 2 floors - 22' lounge/dining room, conservatory, modern kitchen, two bedrooms and a bathroom on the ground floor with two bedrooms and a further bathroom on the first floor. The property benefits from double glazing, radiator heating and boasts generously sized gardens to the front and rear. (draft particulars - awaiting vendors approval)

PLEASE NOTE - bedrooms 3 & 4 have sloped ceilings with slightly restricted headroom.

### ENTRANCE PORCH:

Courtesy light point, front door to -

### ENTRANCE HALL:

Radiator, under stairs cupboard.

### LOUNGE/DINING ROOM:

22'6" x 11'11" (6.86m x 3.63m)

Rear aspect, double glazed window, stairs to first floor, radiator, door to kitchen, sliding patio doors to -

### CONSERVATORY:

9'8" x 9'2" (2.95m x 2.79m)

Double glazed with French doors to garden, radiator, air conditioning.

### KITCHEN:

15'8" x 7'3" max (4.78m x 2.21m max)

Front aspect, double glazed window, range of eye and base level units, work surfaces, inset sink unit with mixer tap, fitted oven with cupboards above and below, inset hob with extractor over, integrated fridge/freezer, dishwasher and washer/dryer, radiator.

### BEDROOM ONE:

12'6" x 10'6" (3.81m x 3.20m)

Rear aspect, double glazed window, spotlights, radiator.

### BEDROOM TWO:

9'11" x 7'3" (3.02m x 2.21m)

Front aspect, double glazed window, radiator.

### BATHROOM:

7'3" x 5'11" (2.21m x 1.80m)

Suite comprising panel enclosed bath with mixer tap and shower over with rain forest head, shower screen,

low level w.c., wash hand basin, spotlights, heated towel rail, storage cupboard, tiled surrounds, tiled flooring.

### STAIRCASE GIVES ACCESS TO LANDING:

Sky light window, spotlights.

### BEDROOM THREE:

11'2" max x 10'5" max (3.40m max x 3.18m max )

Maximum measurements as the room has sloping ceilings and restricted headroom - two sky light windows, eaves storage, radiator.

### BEDROOM FOUR:

12'3" max x 10'11" max (3.73m max x 3.33m max)

Maximum measurements as the room has sloping ceilings and restricted headroom - Rear aspect window plus skylight window, radiator, spotlights.

### BATHROOM:

Modern white suite comprising panel enclosed with mixer tap and shower attachment, low level w.c., wash hand basin, heated towel rail, double glazing window, spotlights.

### GARDENS:

To the front of the property is a lawned garden with pathway leading to the front door and side, mature shrubs and flower borders, communal on street parking. The garden to the rear is of a generous size, feature patio leading to lawned garden and further patio area, side gate access.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

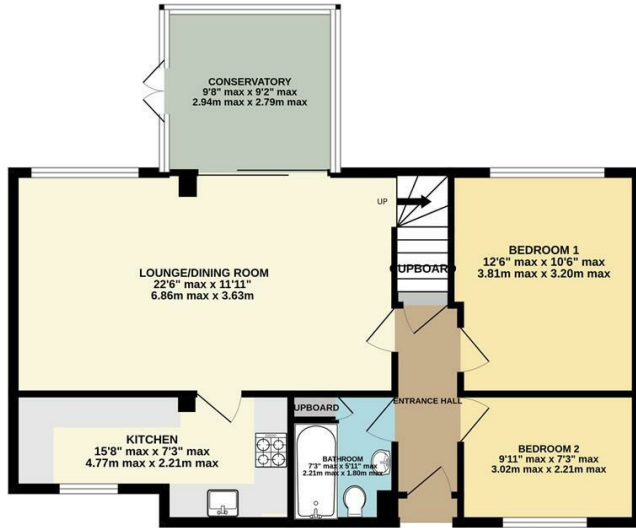
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

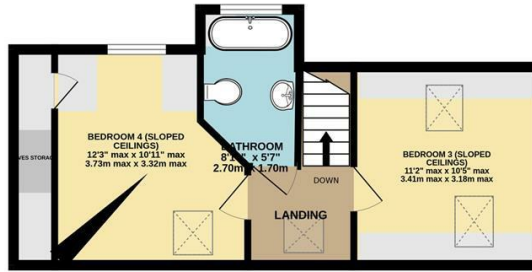
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



4 BEDROOM SEMI

TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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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