



Beech Way, Clarke Estate, Basingstoke, RG23-8LW
Guide Price £385,000



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NO ONWARD CHAIN - CHEQUERS are delighted to market this extended and well presented three bedroom semi-detached family home, located on the popular Clarke Estate. The property benefits from an 80' rear garden backing on to a park. The accommodation includes 23'10" living room, separate dining room, modern fitted kitchen, sun room, three bedrooms and a shower room. The property also boasts double glazing and gas radiator heating. With easy access to local amenities, prompt viewing is recommended. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Cloaks cupboard, radiator, under stairs cupboard, stairs to first floor.

LIVING ROOM:

23'10" max x 12' max (7.26m max x 3.66m max)

Front aspect, double glazed window, feature gas fire, Virgin t.v. point, radiator, door to kitchen, double glazed sliding patio doors to -

SUN ROOM:

8'2" x 6'2" (2.49m x 1.88m)

Lean to glass construction, laminate flooring, door to garden.

KITCHEN:

10'4" max x 8'5" max (3.15m max x 2.57m max)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted hob, fitted oven with cupboards above and below, plumbing for washing machine, appliance space, larder cupboard, door to -

DINING ROOM:

11'9" x 8' (3.58m x 2.44m)

Rear aspect, double glazed window, double glazed door to garden, radiator, small cupboard,

STAIRCASE GIVES ACCESS TO FIRST FLOOR

LANDING:

Double glazed window, over stairs cupboard, access to loft space.

BEDROOM ONE:

13' x 11' (3.96m x 3.35m)

Front aspect, double glazed window, radiator, range of fitted wardrobes.

BEDROOM TWO:

11'9" x 10'5" (3.58m x 3.18m)

Rear aspect, double glazed window, airing cupboard, radiator.

BEDROOM THREE:

8'5" x 7' (2.57m x 2.13m)

Front aspect, double glazed window, radiator.

SHOWER ROOM:

6'9" x 6' (2.06m x 1.83m)

Side aspect, double glazed window, walk-in double shower cubicle with glass screen, wash hand basin set in vanity unit, low level w.c., chrome heated towel rail, tiled surrounds.

GARAGE:

16'4" x 8'8" (4.98m x 2.64m)

Up and over door, light and power.

GARDENS:

To the front of the property is a lawned garden with flower borders and rockery area, driveway to the garage. The garden to the rear extends to approximately 80' x 29' with a private aspect, laid to lawn with mature borders, enclosed by timber fencing, rear gate leading to the park.

COUNCIL TAX:

Band D

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.



