



CLOSED ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this extended, very well presented four bedroom semi-detached family home in the popular Cranbourne area.

The ground floor provides flexible living due to the substantial extensions and would work perfectly for any family who are looking for multi-generational living or space to work from home. The well thought out accommodation provides a traditional entrance hallway, a generous living room, study, utility, fitted kitchen which is open to a dining area and family room. In addition there is ample bedroom and a downstairs shower room.

The first floor benefits from three ample bedrooms two of which are spacious doubles and a fitted family bathroom.

Externally to the rear, the property offers a private enclosed corner plot garden with side access. To the front, there is a drive, comfortably providing parking for three vehicles and an EV charging point.

Additional benefits include, a replacement fuse board in 2023, cavity wall insulation in 2011, replacement double glazed windows in 2022, replacement boiler in 2024.

Location: Cranbourne is situated on the outskirts of the town centre. Close by you will find great local amenities. There is a regular bus service to the town, and various routes to walk should you wish. Basingstoke town centre provides extensive shopping and leisure facilities, along with a mainline railway station offering direct services to London Waterloo. The property also offers great access to the M3 via Basingstoke's ring road.

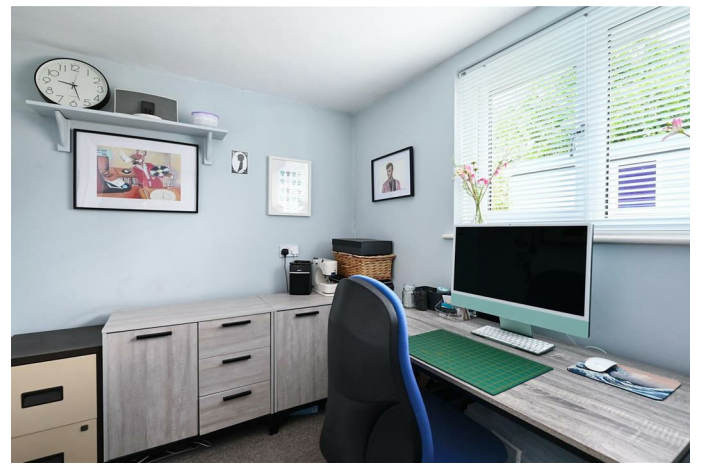
Tenure: Freehold with no estate charge.

EPC Rating: C.

Local Authority: Basingstoke & Deane Borough Council - Band D.

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.

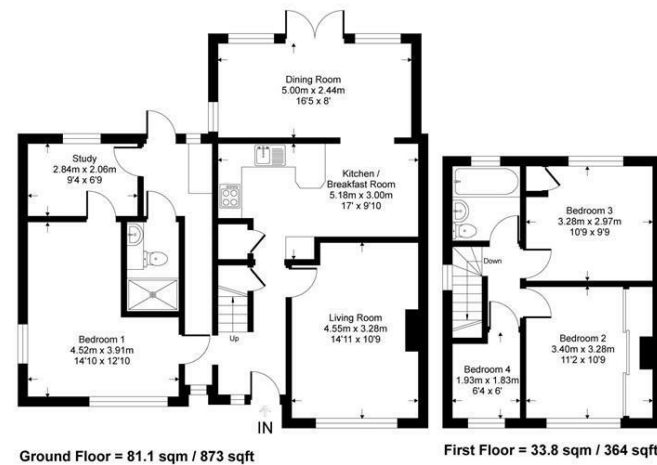




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Blunden Close

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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