



Primrose Gardens Hatch Warren Basingstoke RG22 4UZ

Winkworth



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Accommodation

Entrance porch
Hall
Open plan living area
Study
Utility room
Four bedrooms
En-suite and family bathrooms
Garage and driveway
Garden

Description

A much loved four bedroom detached family home, with an open plan living area occupying most of the ground floor – perfect for entertaining.

Hatch Warren is a great place to live with schools, shops and open spaces close by and the countryside just a short walk away. Basingstoke train station is around 3 miles away (as the crow flies) with approx. 45 minute services into London Waterloo and the M3 motorway is easily accessible at junction 7.



A covered entrance porch with space to kick off the shoes is a welcome start to the property, from here there is a hall which you can access the study/bedroom four and to the right the open plan living area.

The open plan living area is a great space, flowing from the front to the back and beyond into the garden through French doors to the patio area with a veranda. The kitchen has high gloss wall and base mounted cupboards and a quooker tap, together with built in appliances such as oven, grill and dishwasher. There is also an understairs storage cupboard. To finish off the downstairs accommodation there is a utility area with a door to the outside and a cloakroom.

Upstairs the main bedroom stretches across the front of the house with built-in wardrobes and a large ensuite. There are two further double bedrooms, however if you wanted to revert to having two single rooms this could be done as the owners have kept both doors in place. The family bathroom is a bright and airy room with a white modern suite.

Outside you have a large patio with a veranda covering the seating area which then overlooks the lawn with flower and shrub borders. A paved pathway leads to the end of garden with you have another smaller seating area. The single detached garage is set off to the side with a personal door from the garden. There is also side access to the front.



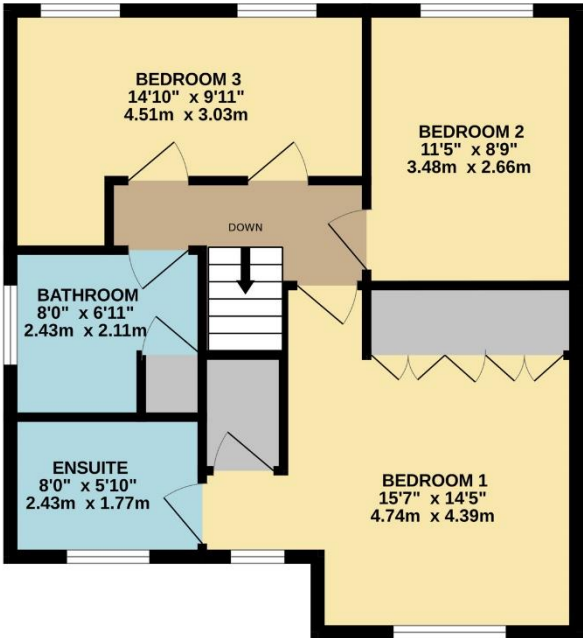
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GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	85 B