



Novello Close Basingstoke RG22 4LF

Winkworth





## Novello Close

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### Accommodation

Entrance hall  
Downstairs WC  
Living room  
Dining room  
Kitchen  
Utility room  
Conservatory  
Three bedrooms  
Study area  
Bathroom  
Garage  
Gardens

### Description

This is an exceptional house with plenty of room (extended to both front and rear) and wonderfully presented for sale by the owners.

The kitchen and bathroom have been upgraded and a clever use of space has provided a study area on the first floor.

The finish throughout is high quality, giving an overall impression of a well cared for family home.



The front garden is enclosed, with a paved pathway leading to the front door that opens into the entrance hall. To the left is the utility room, which has white high gloss finish units with appliance space and plumbing for a washing machine. There is access through to the downstairs loo. Attractive Karndean flooring extends from here throughout the ground floor excluding the living room, which is carpeted.

The dining room has open access into the kitchen, which has white high gloss finish cupboards complemented by polished granite worksurfaces.

The large living room is to the rear of the house. There are double doors off the inner hallway into the spacious wrap around conservatory – currently used as a garden sitting room and exercise zone.

Heading upstairs, the landing has an attractive glass balustrade. The main

bedroom has fitted wardrobes and a dressing table (not shown on the floorplan). The second bedroom, which is also a double, has a useful study area and a built-in wardrobe. The third bedroom is a large single and has a built-in cupboard.

The bathroom has been stylishly fitted with a white suite that has a shower and screen over the bath and contemporary wall tiling.

Moving outside, the garden to the rear is well laid out with a block paved terrace and pathways with a neatly trimmed lawn and flower and shrub borders. There are two timber sheds with power and there is an external power point and water tap (there is also a water tap in the front garden).

Parking is good, with unallocated spaces to the front and a garage with a driveway just around the corner.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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