



Rolleston

The Harrow Way Basingstoke RG22 4BX

Description

Now where do you begin with this impressive standalone property, with accommodation over three floors plus sitting on a generous plot behind gates it is one not to be missed.

The ground floor begins with a good size entrance hall. At the front there are two reception rooms, the living room which has a feature fireplace and walkway leading through to the extensive open plan dining area and fully fitted kitchen. To the other side of property there is a family room, study and downstairs cloakroom.

The kitchen and dining area is the hub of this home with appliances and a central island with an induction hob plus plenty of storage cupboards. There are bi-fold doors across the back leading out to the enclosed garden.

Over the next two floors there are five double bedrooms, two of which could be used with a separate living area as a self-contained annexe with its own front door.

Outside there is an enclosed 'L' shaped lawn with a decking area. There is a double garage with electric doors. The driveway has parking for numerous vehicles and an electric car charging point. The property also benefits from solar panels and a whole array of other tech features throughout.



Accommodation

- Detached house
- Five double bedrooms
- Open plan living/kitchen area
- Living room
- Family room
- Three bathrooms
- Enclosed rear garden
- Double garage
- No onward chain!

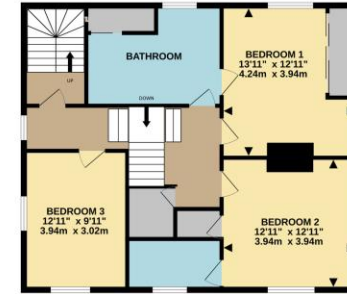
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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(82-)	A	Current: 80 Potential: 81
(81-81)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	Not energy efficient - higher running costs
(1-20)	G	
England, Scotland & Wales		EU Directive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

GROUND FLOOR
1546 sq.ft. (143.6 sq.m.) approx.



1ST FLOOR
864 sq.ft. (80.2 sq.m.) approx.



2ND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 3173 sq.ft. (294.8 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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