



Calleva Close Hatch Warren Basingstoke RG22 4TD

Winkworth



Calleva Close

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Accommodation

Hallway
Cloakroom
Living room
Dining room
Kitchen
Utility room
Three bedrooms
Bathroom
Garage and driveway
Gardens

Description

This attractive three bedroom detached house has been extended to the rear and is well presented for sale by the owners, who have lived here for around 35 years.

It looks well cared for and is situated within a cul-de-sac in a popular and established residential area on the south-west side of town.



The front door leads into the hallway with a door to the left into the living room, which has a feature fireplace.

The separate dining room is to the rear and has french doors framing a pleasant view out over the garden.

The kitchen has wall and base mounted storage and display cupboards with a stainless steel sink unit, a gas hob and a built-in oven.

The extension incorporates a useful utility room and the downstairs cloakroom.

Heading upstairs, there are three decent size bedrooms, all with built-in wardrobes. The main bedroom also has fitted wardrobes and cupboards – not shown on the floorplan.

The bathroom has a white suite comprising a bath with an independent shower and screen over, hand wash basin with cupboard below and a low level wc.

Parking is good here with an attached garage and driveway parking for two/three cars.

The front garden is open plan lawn with side access into the rear garden, which has a paved terrace at the back of the house with a two tiered lawn beyond.

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.



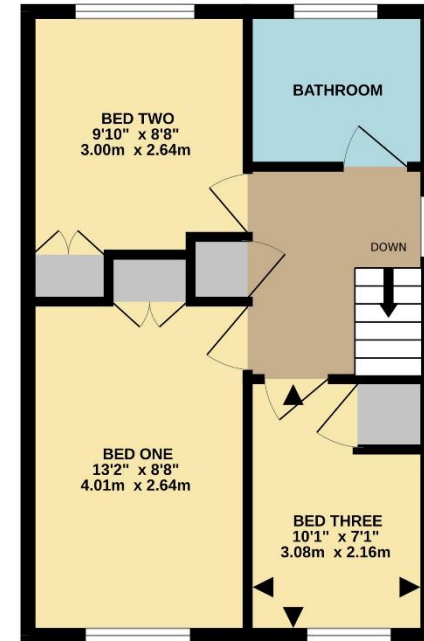
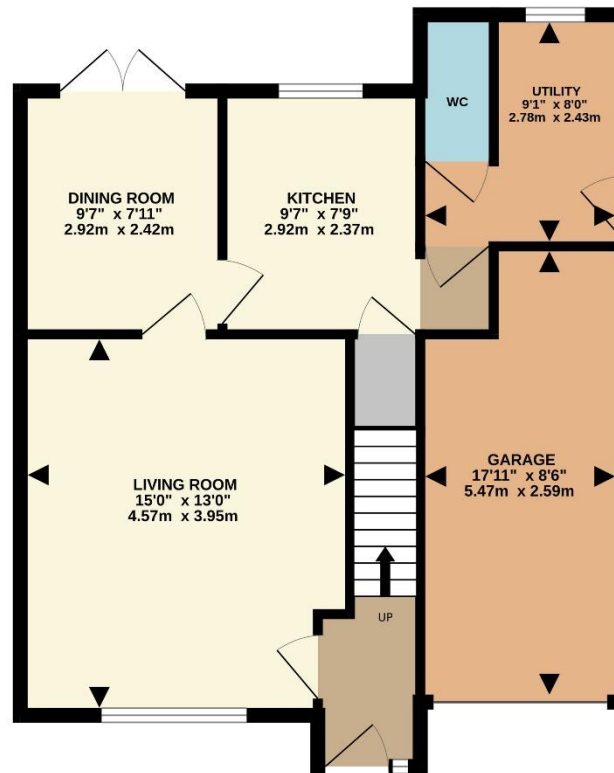
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GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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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