



Tamarisk Close Hatch Warren Basingstoke RG22 4UX

Winkworth



Tamarisk Close

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Accommodation

Entrance hall
Cloakroom
Living room
Dining room
Study
Kitchen/breakfast room
Utility room
Four bedrooms
En-suite shower room
Family bathroom
Double garage
Large plot

Description

This good looking four bedroom detached house benefits greatly from a large plot giving it enormous potential for extension (subject to consents). It has decent sized rooms throughout and a double width garage and driveway to the side.

The property is in Hatch Warren, which is a popular 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.

The house has a central hallway – to the right is a large study, perfect for 'home working', and across the hall is the living room, which has a bay window and an open fireplace with an Adam style surround. Double doors lead through into the dining room at the rear and this has French doors out into the garden.

The kitchen/breakfast room is fitted with cream coloured 'high gloss' finish units complemented with slate coloured worksurfaces and flooring. There is an inset 5-ring gas hob with hood, built-in oven and grill and a stainless steel 1½ bowl sink unit, further appliance space and plumbing for a dishwasher.

The adjoining utility room has more storage cupboards, plumbing for a washing machine and a recently installed gas fired boiler.

Completing the ground floor is the cloakroom and a cupboard under the stairs.

Moving up to the first floor, the main bedroom has built-in wardrobes and cupboards and a very stylish en-suite shower room with a walk-in shower and sleek storage cupboards.

There are three further bedrooms (with built-in wardrobes in the second largest) and the family bathroom, which has a shower attachment and screen over the bath.

Heading outside, the rear garden has a paved terrace at the back of the house with a large lawn beyond. The front garden is mainly lawn with shrub beds either side.

To the side is the double width garage, which has power and light and eaves storage space.



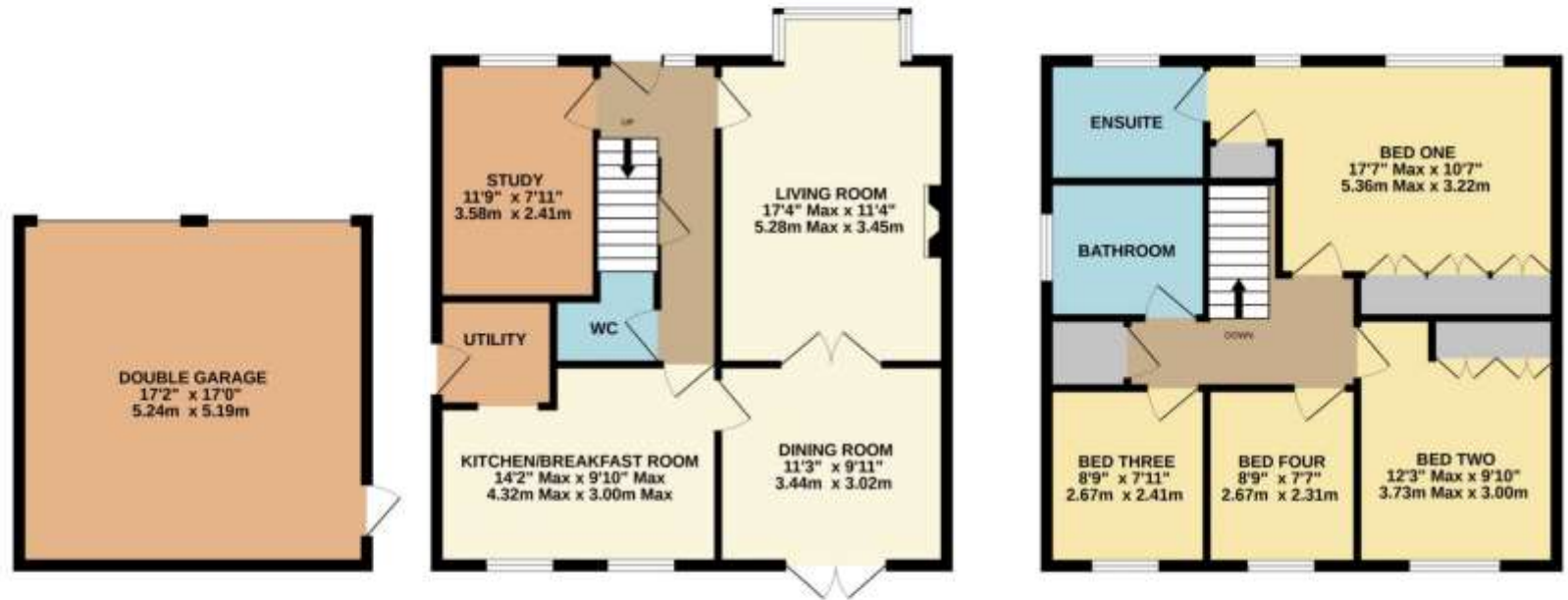
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
932 sq. ft. (86.6 sq.m.) approx.

1ST FLOOR
628 sq. ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq. ft. (144.9 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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