



Wallis Road Basingstoke RG21 3DW

Winkworth



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Accommodation

Hallway
Living/dining room
Kitchen/breakfast room
Study
Conservatory
Ground floor shower room
Four double bedrooms
En-suite and family bathrooms
Large garage
Gardens

Description

This substantial four bedroom detached house is situated in a sought after road just to the south of Basingstoke's town centre within walking distance of many amenities including schools and colleges, the Festival Place shopping centre and the railway station with mainline services into London Waterloo of around 45 minutes.

With good sized rooms throughout it is an excellent opportunity to purchase a long term family home.

The house has a wide entrance hall with large cupboards for hanging coats and bags.

Off to the left is the impressive twin aspect kitchen/breakfast room, which has been fitted with smooth finish cupboards and drawers with soft close doors. It has an induction hob with a hood over and a built-in oven and grill. The tiled floor benefits from underfloor heating.

To the rear is a large living/dining room that has a feature fireplace and sliding doors leading through to a double glazed conservatory.

Completing the ground floor is the study and a shower room with a large corner shower cubicle and wc.

Heading upstairs, there are four double bedrooms with an ensuite bathroom to the main bedroom. There is also a family bathroom.

Externally, there is a large secluded, south facing garden to the rear extending to around 60 feet (18 metres). There is a paved terrace covered by a timber pergola and a further timber deck at the far end of the garden, with a lawn in between. There are also deep, well stocked flower and shrub beds.

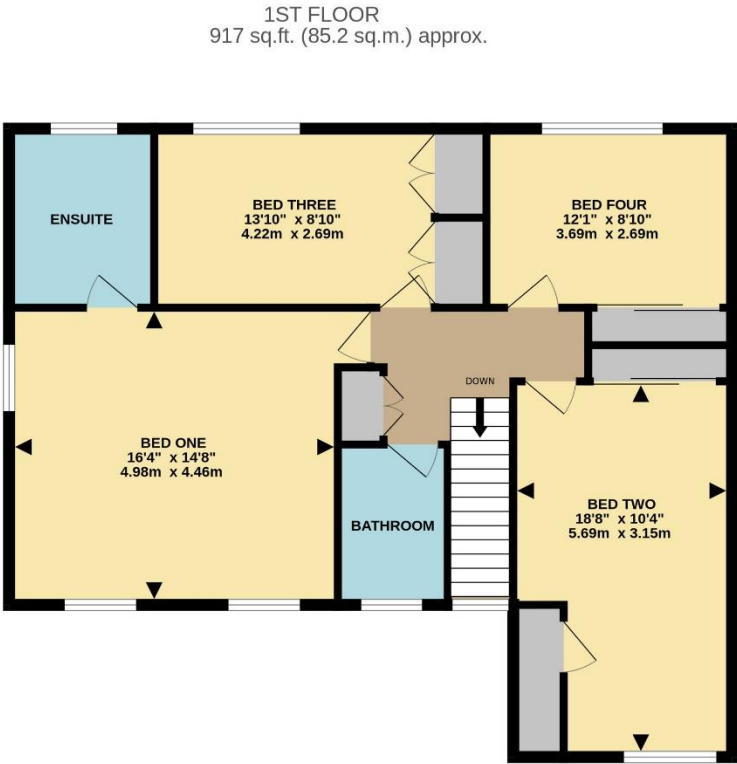
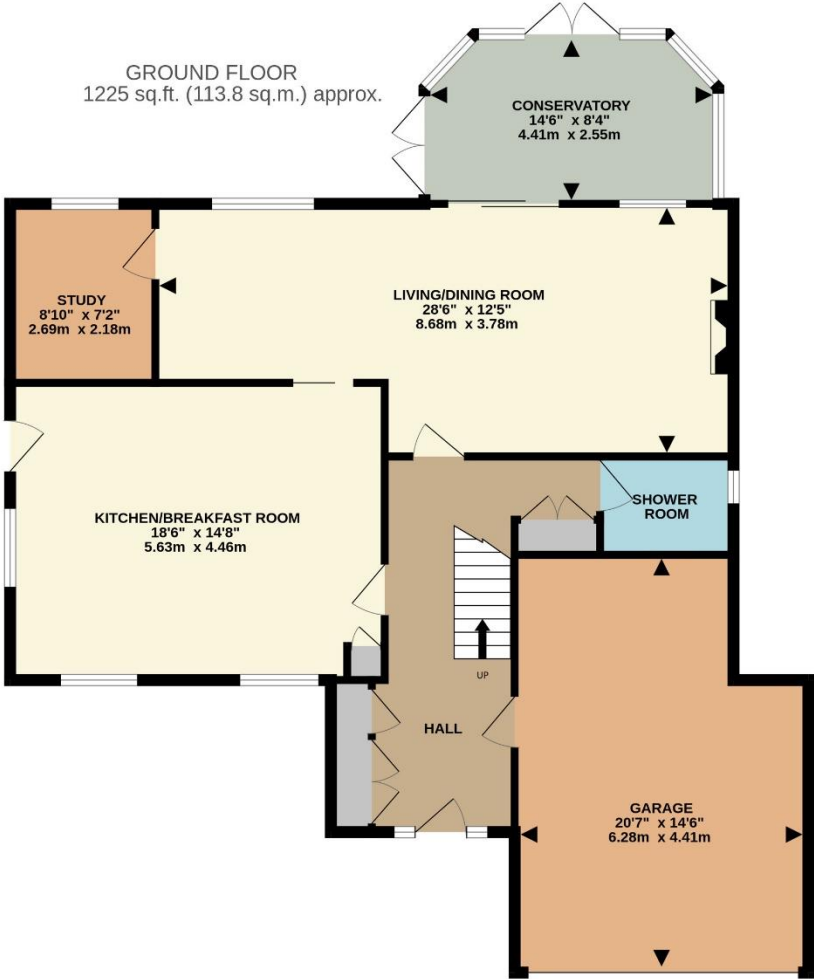
Parking is good here, with a block paved driveway and turning area at the front of the house and a large garage with a roller shutter door.

The house also benefits from solar panels for hot water.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2142 sq.ft. (199.0 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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