



Grove Road Basingstoke RG21 3AX

Winkworth



Grove Road

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Accommodation

Entrance hall
Utility and cloakroom
Kitchen/diner
Living room
Family room
Study
Four double bedrooms
Two en-suites
Family bathroom
Garage

Description

This attractive detached home was completed in 2021 and has four double bedrooms (two of which have en-suites) and a stunning open plan kitchen/diner and living room with trifold doors and a vaulted ceiling - perfect for a modern lifestyle as it offers plenty of room for family and friends, as well as a bright and airy living space that is ideal for entertaining.

There is a high level of specification and luxury running throughout this home and it is well worth a look.

The focal point of this home is the stunning kitchen/diner that flows into the living room creating a light, open plan space that has plenty of natural light from three sets of tri-folding doors.

The contemporary styled kitchen is fitted with handleless units complemented by quartz worksurfaces and incorporates a central island that has an inset Neff induction hob. Further integrated appliances include a Neff oven and microwave, dishwasher, wine cooler, full length fridge and an undercounter freezer. The adjoining utility room has been fitted out to the same standard.

To the front of the house is a large family room and off the hallway is the downstairs cloakroom and a walk-in cupboard housing the boiler and hot water tank.

There is also a large study with access into the garage

which has a sealed floor and power sockets.

Heading upstairs, there is a large well lit landing that has glass balustrades that emphasise the feeling of space.

All four bedrooms are doubles with bedrooms one and two having large en-suite shower rooms. The en-suites and the family bathroom have sleek modern designs and all have walk-in showers. The bathroom also features a double ended bathtub and bidet.

Externally, the south facing rear garden has a timber deck connecting up the series of tri-fold doors creating a sociable area for entertaining and outside dining. Beyond this lies a good size lawn mature tree borders and timber fencing.

To the front there is a gravel driveway with parking for three/four cars.



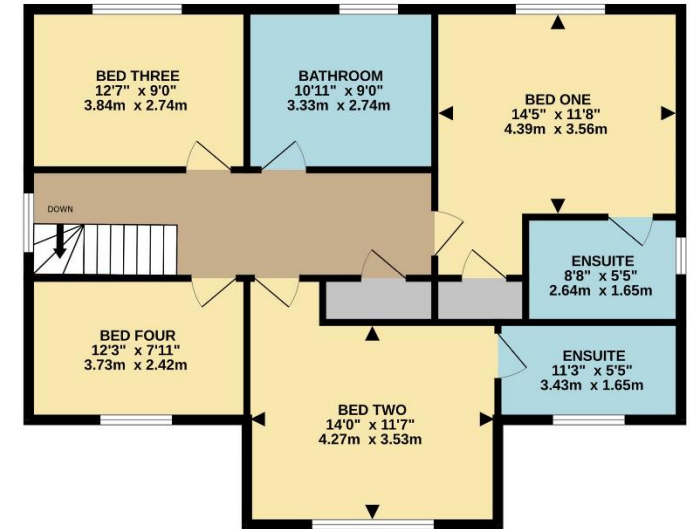
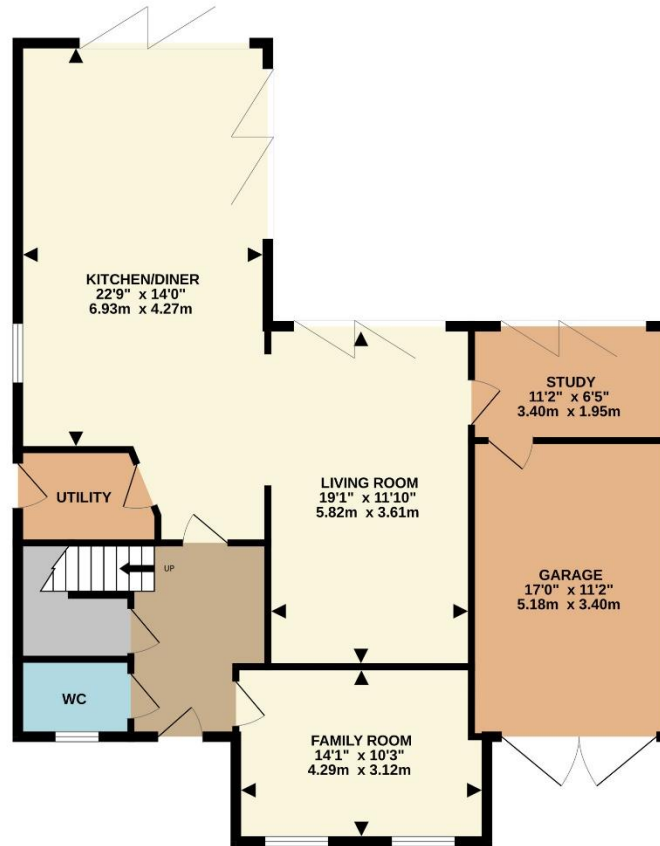
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GROUND FLOOR
1147 sq.ft. (106.5 sq.m.) approx.

1ST FLOOR
924 sq.ft. (85.9 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	85	
(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	



TOTAL FLOOR AREA : 2071 sq.ft. (192.4 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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