



Magnus Drive Hatch Warren Basingstoke RG22 4TX

Winkworth





## Magnus Drive

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## Accommodation

Entrance hall  
Cloakroom  
Living room  
Dining room  
Kitchen  
Four bedrooms  
Shower room  
Garage  
Driveway  
South facing rear garden

## Description

A four bedroom detached house situated in a quiet cul-de-sac within Hatch Warren. Since buying from Winkworth in 2021, the sellers have been busy with improvements including refitting the bathroom and cloakroom, adding a new boiler, front door, fencing, gutters and fascias. All in all, it is an attractive purchase for a family home.

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.

The house has a covered porch with the front door leading into the entrance hall. To the left is the downstairs toilet and this has been refitted with a contemporary white suite.

The living room is to the front of the house and has a deep bay window with fitted blinds and a feature fireplace with an Adam style surround and gas coal effect fire. There is a door through to the dining room and this has french doors out to the rear garden.

The kitchen has grey, high gloss finish, wall and base cupboards with soft close doors. There is a inset gas hob with an extractor hood over and built-in oven below, space and plumbing for a washing machine and a large understairs storage space.

Heading upstairs, there are four good size bedrooms with the largest having a bay window and built-in wardrobes.

The bathroom has been stylishly refitted into a high quality shower room, with a walk-in cubicle and dual function shower. The walls and floor have eye catching tiling enhancing the sense of space and the sink unit is inset into a marble topped vanity unit.

Moving outside, the garden to the rear is a good size and south facing. There is a large paved terrace for relaxing and entertaining, with a lawn beyond. There is access on both sides of the house to the front.

The garage has electric power and light and has a long driveway with parking for up to three cars.

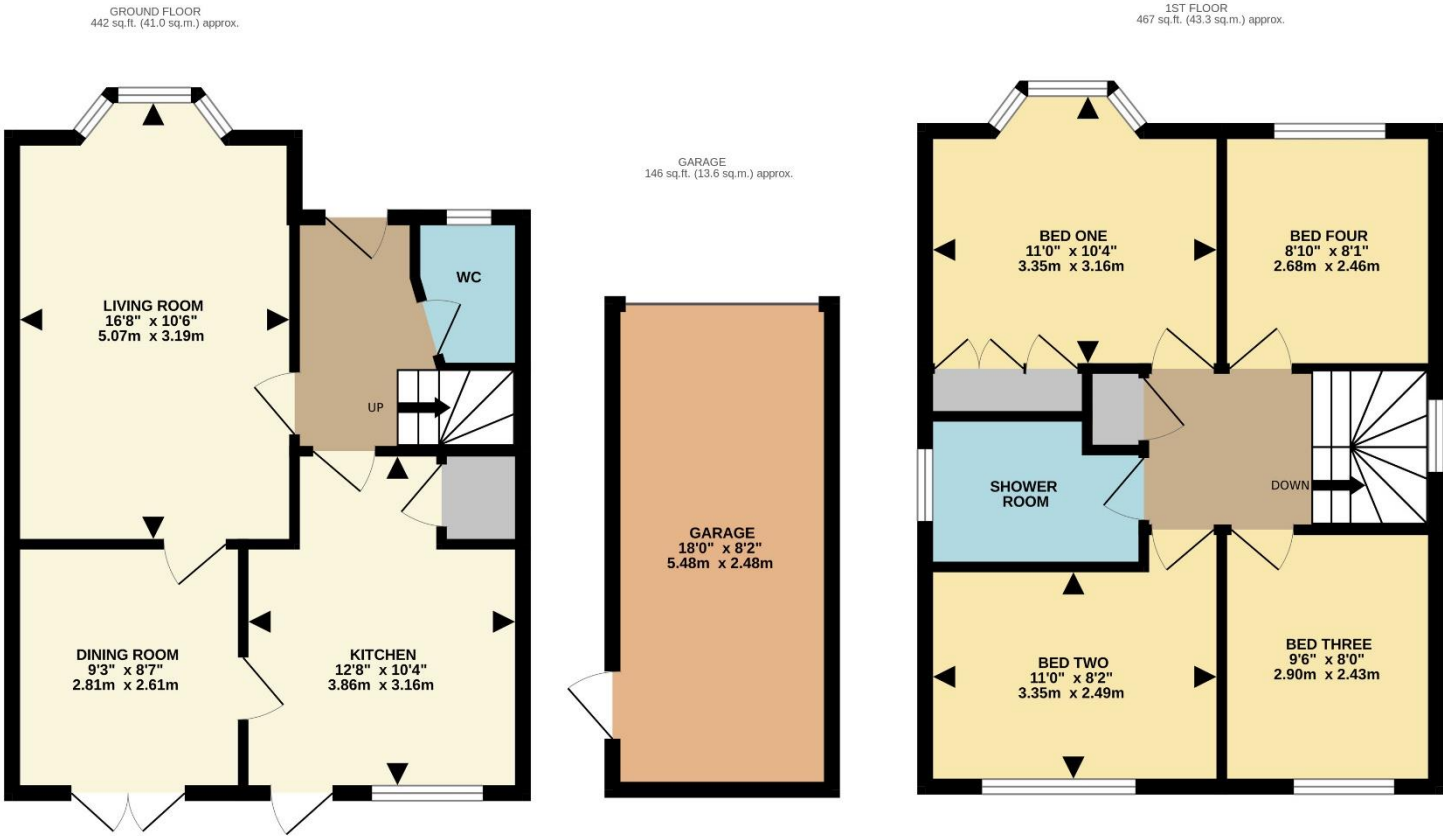




# Magnus Drive

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1054 sq.ft. (98.0 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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## Basingstoke Office

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Winkworth

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