



St Nicholas Court Basingstoke RG22 6US

Winkworth



St Nicholas Court

Basingstoke RG22 6US

Accommodation

Entrance hall
Living room
Kitchen/diner
Utility room
Downstairs WC
Storage room
Four bedrooms
En-suite shower
Family bathroom
Driveway parking
Gardens

Description

This spacious four bedroom detached house looks well cared for by the sellers and has plenty of room for the growing family.

It is set within a cul-de-sac with schools, bus routes and local amenities close at hand.



The front door opens into the entrance hall and off to the right is the living room, which has a square bay window. An archway leads through into the kitchen/diner set at the rear of the house.

The kitchen has been fitted with white, high gloss finish shaker style units complemented by tiled worksurfaces and flooring. There is an inset ceramic sink unit and induction hob with a built-in oven below. A peninsula breakfast bar distinguishes the kitchen from the dining area and french doors open into back garden.

There is a large utility room off the kitchen and this has a stainless steel sink unit, further storage cupboards, appliance space and the gas fired boiler.

There is a downstairs loo and a large storage room

offering potential for other uses.

Heading upstairs, there are four decent size bedrooms with the main bedroom having deep built-in wardrobes and a stylish en-suite shower/wet room.

The family bathroom has a coloured suite with a shower and screen over the bath.

Moving outside, the garden to the rear has been lovingly planned, with a large paved terrace running across the width of the house. A timber archway leads onto the lawn which has well stocked flower and shrub beds. There are two sitting areas in the rear corners of the garden. The front garden has a further sitting area laid with stone chippings.

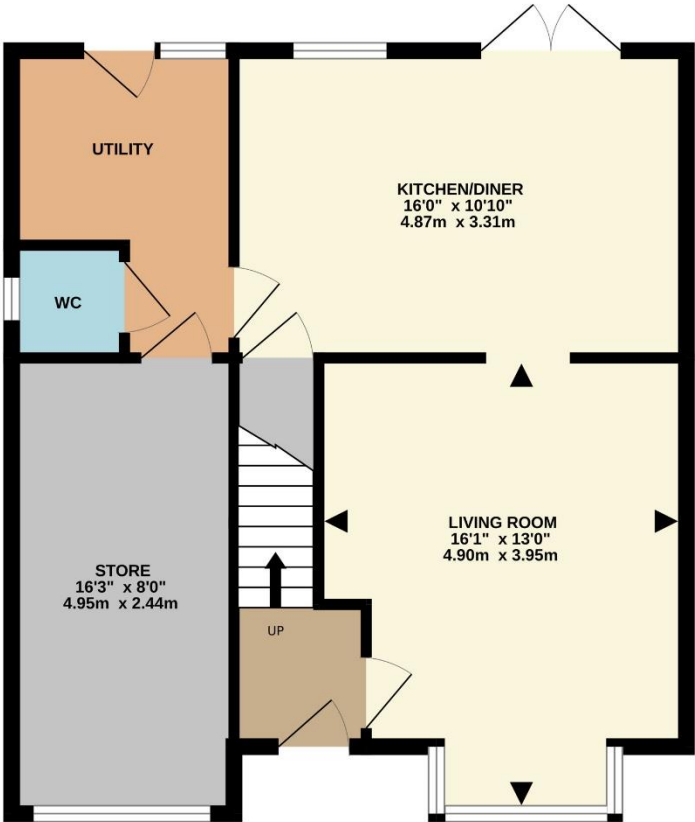
There is driveway parking to the front.



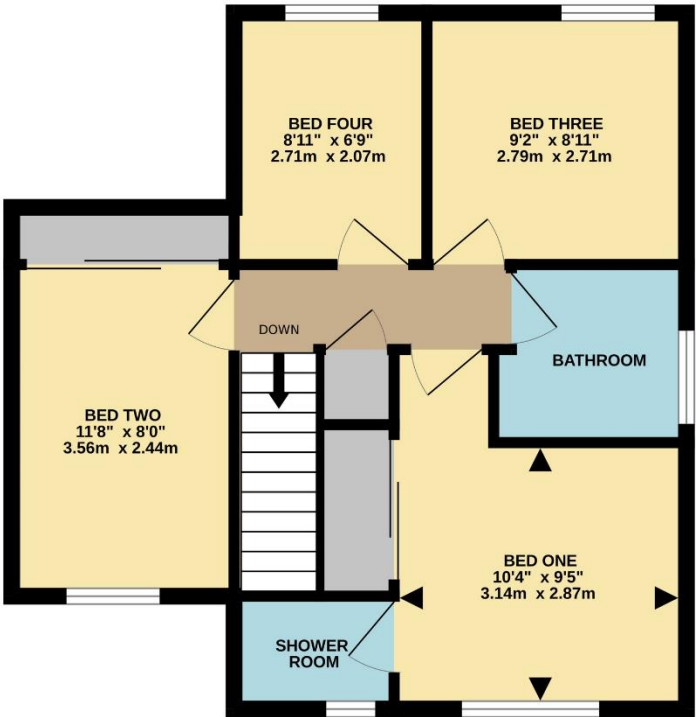
St Nicholas Court

Basingstoke RG22 6US

GROUND FLOOR
618 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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.
Made with Metropix ©2025

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

72 C

85 B

Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE
01256 811730 | basingstoke@winkworth.co.uk
winkworth.co.uk/Basingstoke

Winkworth

See things differently.