



Pumphouse Way Basingstoke RG24 9GY

Winkworth



## Pumphouse Way

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### Accommodation

Hallway  
Cloakroom  
Living room  
Dining room  
Kitchen/breakfast room  
Utility room  
Four bedrooms  
En-suite shower room  
Family bathroom  
Garage  
Gardens

### Description

This large four-bedroom house has been impeccably maintained and presented by the sellers and has a light, airy interior that adds to the sense of spaciousness.

It is set in a popular residential area on the northeast side of town, not far from the North Hampshire Hospital.

It is also available with no onward chain.



The house has a wide central hallway with double doors opening out into the twin aspect living room that has attractive continental style floor tiling and a floor mounted wood burning stove. There are double glazed French doors out to the rear garden. The dining room also has a tiled floor and is currently used as a home gym.

There is a large kitchen/breakfast room at the rear and this has beech effect storage cupboards with soft close doors complemented by polished granite worksurfaces and a ceramic sink unit. There is also an inset gas hob with hood, built-in oven and grill, an integrated dishwasher and further French doors to the garden. The utility room houses the gas fired boiler and has plumbing for a washing machine. Completing the ground floor is the cloakroom and this has a useful built-in double

width cupboard with shelving.

Heading upstairs there are four decent sized bedrooms with the main bedroom having an en-suite shower room. The family bathroom has a contemporary white suite with a dual function shower attachment over the bath.

Externally, the rear garden offers a relatively good degree of privacy and has been beautifully landscaped with a large paved terrace adjoining the back of the house with steps down to a gravelled sitting area. There are well stocked flower and shrub beds and a raised herb/vegetable bed plus an outside tap.

There is an attached garage, which has electric power and light and eaves storage space, and a driveway to the front.

The property is sold freehold and there is an estate management charge of approximately £120 per year.



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TOTAL FLOOR AREA: 1507 sq.ft. (140.0 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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