



£485,000

Kempshott Lane, Basingstoke, RG22



4 Bedrooms | Detached House | Freehold



Situation

The property is situated in a traditional and prestigious non-estate location on the western fringe of Basingstoke and is within walking distance of a range of local shops, restaurants, public parks, sporting facilities and a highly regarded local primary school. The town centre is within a close proximity and offers multiple shopping and recreational facilities together with Festival Place shopping precinct, the Anvil Concert Hall and Haymarket Theatre.

The commuter is well catered for with easy access to junctions 6 or 7 of the M3 and the mainline station, which offers a regular service to London Waterloo in about 45 minutes.

Key features

- Four Bedrooms
- Four Receptions
- Dining Room Kitchen/Breakfast Room
- Off Road Parking
- Master Suite with En Suite
- Luxury Bathroom
- Luxury Kitchen/Breakfast
- Downstairs WC
- Double Garage
- No Onward Chain



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Offered to the market in outstanding condition throughout is this competitively priced, immaculate four bedroom detached family home on which major renovation works have just been completed.

Located in the affluent Kempshott area and situated on a premier road the property boasts many unique selling points which include luxury Kitchen with Earthstone worktops, new over and under unit lighting, new cooker hood, new integrated dishwasher and new integrated washer/dryer. All new fittings and appliances are currently within the manufacturer's warranty period.

Further benefits internally include a new large downstairs WC and a walk-in coat/boot/store room. New luxury En-suite Bathroom with integrated sink, WC and storage units and Thermostatic Rain Shower. New luxury Family Bathroom with integrated sink, WC, storage units and Thermostatic Rain Shower above a new L-shape bath. New additional radiators installed in front hallway, landing, both upstairs bathrooms, kitchen and downstairs WC.

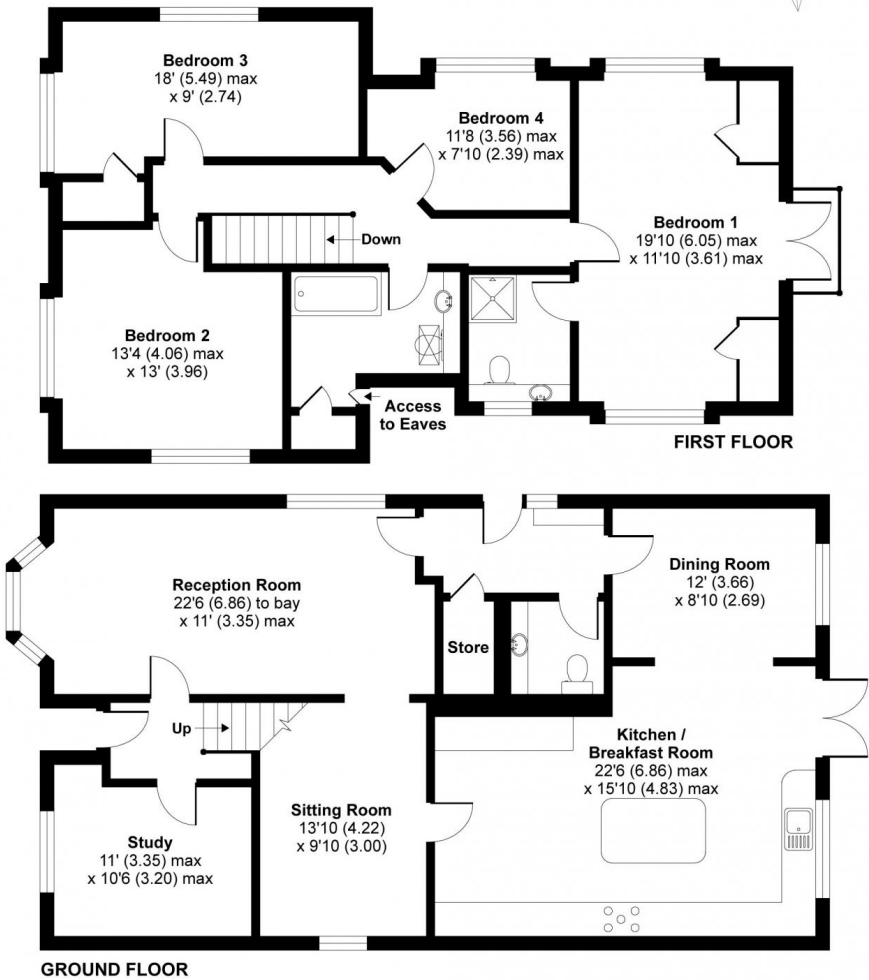
Also newly installed is a Monarch Scaleout water softener system (the Scaleout system uses latest technology in filter cartridges which only require replacement annually). The majority of rooms have been redecorated to a very high standard following recent renovation works.

Externally the drive area has been cleared and levelled to create off road parking for approx. 4 vehicles. A new steel reinforced 9" rendered and painted concrete block wall has been built to give additional privacy from the roadway and ascetically improve the general look of the property. The house has been repainted externally to protect and freshen the external appearance and match with the new feature concrete block wall. There are new double glazed windows along the western facade of the house that come with a manufacturer's warranty.

Floorplan

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APPROX. GROSS INTERNAL FLOOR AREA 2051 SQ FT 190.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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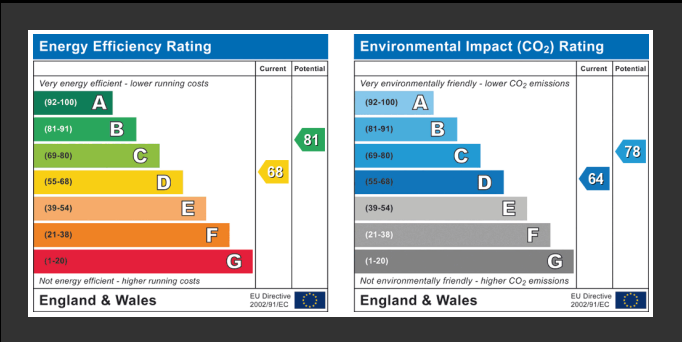
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