



Hazelwood Close, Clarke Estate, Basingstoke, RG23 8LD  
**Guide Price £500,000**





## Hazelwood Close, Clarke Estate, Basingstoke, RG23 8LD

CHEQUERS are pleased to offer this extended four bedroom family home with flexible accommodation over 3 floors. Situated within an established residential road overlooking a well maintained copse, the property offers character features, off road parking, garage and mature south facing gardens. Convenient for shops, schools and town centre amenities, a prompt viewing is recommended. (draft particulars - awaiting vendors approval)

### ENTRANCE PORCH

Double glazed front door, laminate flooring, glazed door to -

### ENTRANCE HALL:

Radiator, stairs to first floor, under stairs cupboard, cloaks cupboard.

### FAMILY ROOM:

12'8" x 12' (3.86m x 3.66m)

Front aspect, double glazed window, t.v aerial point, wall light points, double radiator, open fireplace with brick surround, tiled hearth and mantle, display ledge, shelving, laminate flooring.

### LOUNGE AREA:

13'4" x 11'3" (4.06m x 3.43m)

Brick fireplace with tiled heath, fitted coal effect gas fire, wall light points, radiator, coved ceiling, t.v aerial point, open to -

### DINING AREA:

12'9" x 8'11" (3.89m x 2.72m)

Rear aspect, double glazed patio doors to garden, radiator, exposed brick work, coved ceiling, serving hatch from kitchen.

### KITCHEN AREA:

12'4" x 11'2" (3.76m x 3.40m)

Rear aspect, range of eye and base level units, work surfaces, tiled surrounds, circular stainless steel sink with mixer tap, range style Leisure cooker with stainless steel splash back, extractor over, ceramic tiled flooring, door to rear garden, door to side lobby, open to -

### BREAKFAST AREA:

10'4" x 9'6" (3.15m x 2.90m)

Larder cupboard, appliance space, storage cupboard, ceramic tiled flooring.

### SIDE LOBBY:

Double glazed door to rear, heated towel rail, access to -

### CLOAKROOM:

Low level w.c., corner wash hand basin with mixer tap, half tiled walls, ceramic tiled flooring.

### STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Window to side, stairs to second floor.

### BEDROOM TWO:

12'1" x 11'10" (3.68m x 3.61m)

Front aspect, double glazed window, radiator, laminate flooring, fitted wardrobe with mirror front.

### BEDROOM THREE:

13'3" x 11'4" (4.04m x 3.45m)

Rear aspect, radiator, fitted wardrobes, laminate flooring, coved ceiling.

### BEDROOM FOUR:

8' x 7'7" (2.44m x 2.31m)

Front aspect, radiator.

### BATHROOM:

9' x 7'11" (2.74m x 2.41m)

Rear aspect, white suite comprising panel enclosed bath with mixer tap and shower attachment, corner shower cubicle, wash hand basin, w.c with concealed cistern, tiled surrounds, tiled flooring with under floor heating, heated towel rail, cupboard housing boiler,

### STAIRS TO SECOND FLOOR LANDING:

Window to side, door to -

### BEDROOM ONE:

14'1" x 11'5" (4.29m x 3.48m)

Rear aspect double glazed window, wall light points, laminate flooring, recessed storage area with access to further eaves storage.

### GARDENS:

To the front of the property is a brick blocked driveway providing off road parking, garden area to side with trees and shrubs. To the rear of the property is a paved patio, outside tap, step up to extensive lawned area, shaped flower beds, green house, mature trees, arbour leading to further paved area, two large garden stores.

### GARAGE:

16'5" x 8'11" (5.00m x 2.72m)

Double wooden doors, light and power. electric meter, personal door to rear.

### AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

### COUNCIL TAX:

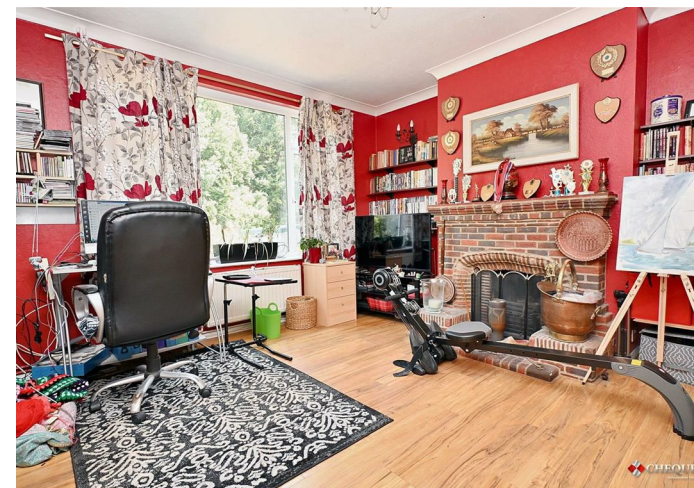
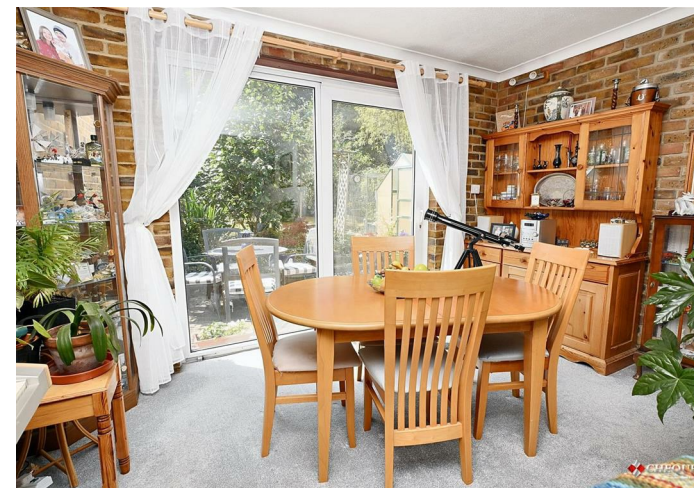
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### MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

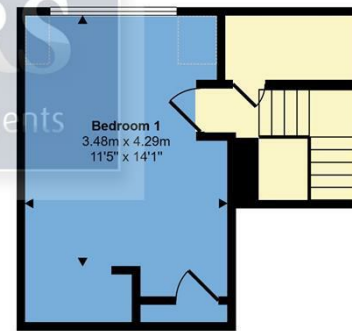
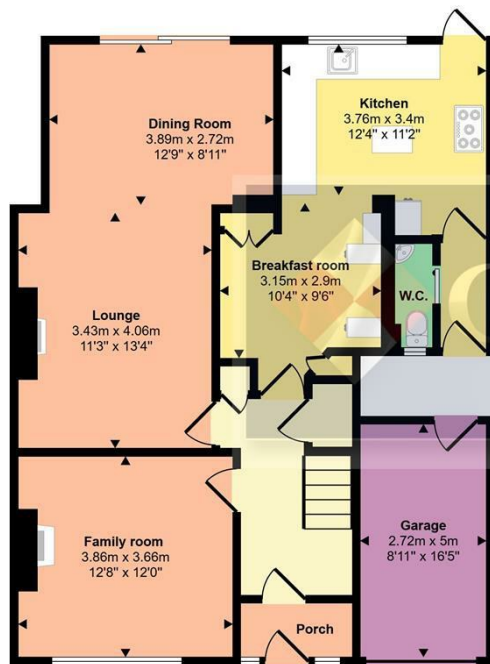
### REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.





Approx Gross Internal Area  
156 sq m / 1683 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

