



Peacock Avenue, Hounsme Fields, Basingstoke, RG23 7QQ
Guide Price £630,000



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NO ONWARD CHAIN - CHEQUERS are pleased to market this well presented executive detached home, finished to a high standard and set in a modern location with easy access to the M3, junction 7. The accommodation includes living room with French doors to the garden, study, cloakroom, 22' x 15' max kitchen/dining room with bi-fold doors to the garden, galleried first floor landing, 4 well proportioned bedrooms, en-suite shower room and a family bathroom, Externally, there is a 4 - 5 car driveway leading to the garage and a good sized, low maintenance rear garden. Prompt viewing is recommended. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Double glazed front door, vinyl tiled flooring throughout the ground floor, radiator, stairs to first floor.

CLOAKROOM:

6'4" x 4'8" (1.93m x 1.42m)

White suite comprising low level w.c., pedestal wash hand basin, radiator, extractor fan.

STUDY:

11'1" x 6' (3.38m x 1.83m)

Front aspect, double glazed window, radiator.

LIVING ROOM:

15'3" x 11' (4.65m x 3.35m)

Side and rear aspect, double glazed window to side, double glazed windows and French doors to rear garden, radiator, media wall with built-in storage unit and inset modern fireplace,

KITCHEN AREA:

13'2" x 10' (4.01m x 3.05m)

Front aspect, double glazed window, range of eye and base level units, roll edged work surfaces and breakfast bar, inset 1.5 bowl sink unit with mixer tap, fitted 5 ring gas hob with extractor over, built-in double oven with cupboards above and below, integrated dishwasher and washing machine, open to -

DINING AREA:

15' x 9'3" (4.57m x 2.82m)

Rear aspect, double glazed bi-fold doors to garden, two radiators, under stairs cupboard.

STAIRCASE GIVES ACCESS TO GALLERIED LANDING:

Double glazed window, radiator, storage cupboard.

MASTER BEDROOM:

14'8" x 10'8" (4.47m x 3.25m)

Front aspect, double glazed window, radiator, built-in double wardrobe, door to -

EN-SUITE SHOWER ROOM:

6'10" x 5'3" (2.08m x 1.60m)

Side aspect, double glazed window, walk-in shower cubicle

with rain drop shower head and riser, sliding glass shower door, pedestal wash hand basin, low level w.c., chrome heated towel rail, ceiling air vent, luxury vinyl floor tiles.

BEDROOM TWO:

11'4" x 11'1" min (3.45m x 3.38m min)

Front aspect, double glazed window, radiator.

BEDROOM THREE/DRESSING ROOM:

10'8" + wardrobes x 7'6" (3.25m + wardrobes x 2.29m)

Rear aspect, double glazed window, extensive range of fitted wardrobes.

BEDROOM FOUR:

10'6" x 7'8" (3.20m x 2.34m)

Front aspect, double glazed window, radiator.

FAMILY BATHROOM:

7'6" x 6'4" (2.29m x 1.93m)

Rear aspect, double glazed window, suite comprising panel enclosed bath with power shower over, pedestal wash hand basin, low level w.c., chrome heated towel rail, extractor fan, luxury vinyl tiled flooring.

GARDENS:

To the front of the property is a block paved driveway for 4 - 5 cars leading to the garage, lawned area with flower borders. To the rear of the property the garden measurements approximately 40' x 40', laid to patio with inset flower and shrub borders, outside tap, enclosed by brick walling and timber fencing.

AGENTS NOTE:

There is a management charge of £30.00 per month, payable to Remus Management. Prospective purchasers should clarify these details with their solicitor.

COUCIL TAX:

Band F

MONEY LAUNDERING REGULATIONS:

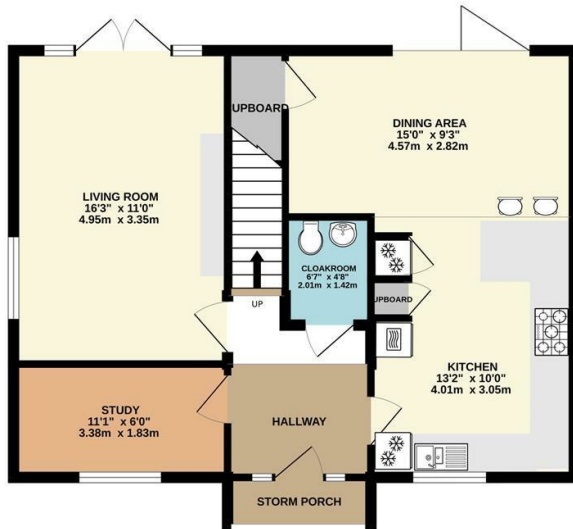
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

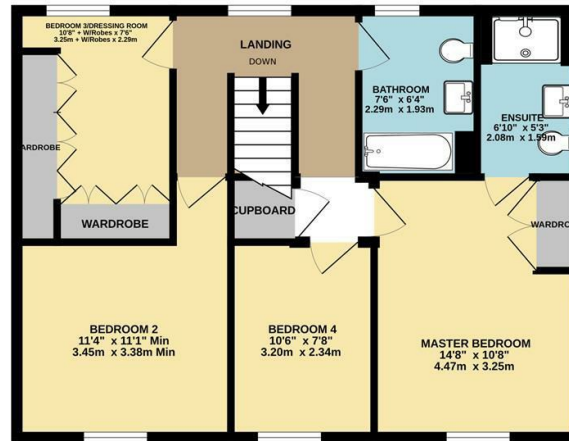
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



4 BEDROOM DETACHED

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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
35-39 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
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