Ramsholt Close, North Waltham, Basingstoke, RG25 2DG

Guide Price £525,000

CHEQUERS

Independent Estate Agents

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AVAILABLE SOON! Call now to register your interested in this generously sized, extended detached home, set on a corner plot in the sought after village of North Waltham. Full brochure and photographs will be available soon but please call for further details of this property - flexible accommodation over two floors comprising entrance hall, cloakroom, lounge, dining room, family room, kitchen/breakfast room. On the first floor is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Further benefits include double glazing, a good sized garden, 17' garage and parking. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:
Radiator, doors to cloakroom and lounge.

CLOAKROOM:
Low level w.c., wash hand basin set in vanity unit, double glazed window.

LOUNGE:
17'7" x 13'10" (5.36m x 4.22m)
Front aspect, double glazed window, feature log burner, stairs to first floor, radiator, under stairs cupboard, door to kitchen, access to -

DINING ROOM:
10'10" x 9'2" (3.30m x 2.79m)
Rear aspect, double glazed window, square arch and steps to-

FAMILY ROOM:
15' x 11'9" (4.57m x 3.58m)
Rear and side aspect, double glazed French doors to garden, fireplace with multi fuel burner.

KITCHEN/BREAKFAST ROOM:
16'9" x 10'4" (5.11m x 3.15m)
Rear aspect, range of eye and base level units, roll edged work surfaces, built-in dishwasher, fridge and washing machine, fitted oven and hob with extractor over, inset single drainer sink unit, storage cupboard, skylight, tiled flooring, radiator, spotlights, door to garage, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:
Access to loft space, airig cupboard, storage cupboard.

MASTER BEDROOM:
14'8" x 12'2" (4.47m x 3.71m)
Double aspect, double glazed windows, radiator, door to -

EN-SUITE SHOWER ROOM:
Comprising shower cubicle, low level w.c., vanity unit with inset wash hand basin, shaver point, spotlight.

BEDROOM TWO:
11'" x 9'6" (3.35m x 2.90m)
Rear aspect, double glazed window, radiator.

BEDROOM THREE:
9'8" x 9'3" (2.95m x 2.82m)
Front aspect, double glazed window, radiator.

BEDROOM FOUR:
8'11" max x 7'8" max (2.72m max x 2.34m max)
Front aspect, double glazed window, storage recess, radiator.

BATHROOM:
6'11" x 5'6" (2.11m x 1.68m)
Rear aspect, bath with shower over, pedestal wash hand basin, low level w.c., radiator, double glazed window.

GARAGE:
17'8" x 8'5" (5.38m x 2.57m)
Up and over door, light and power, door to kitchen.

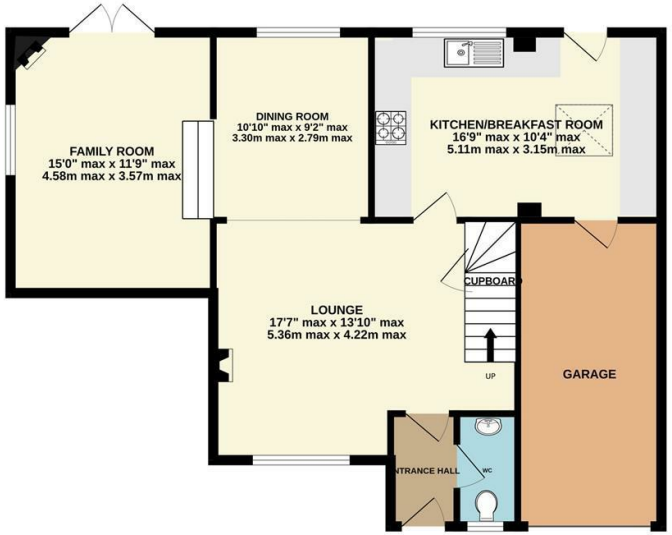
GARDENS:
To the front of the property is driveway parking , side gate access. To the rear of the property is a generously sized garden, patiol eading to lawned area, mature hedging and borders.

COUNCIL TAX:
BAND E

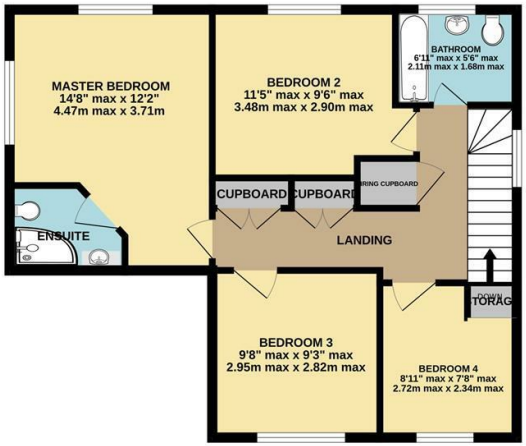
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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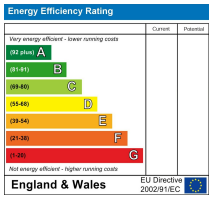

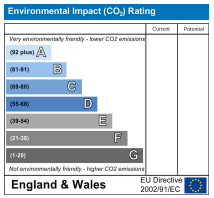

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with the Property Misdescriptions Act 1991, Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

T 01256 810018
E sales@chequersestateagents.co.uk