



Derwent Road, Kempshott, Basingstoke, RG22 5JF
Guide Price £675,000



CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer this individual detached home built approximately 20 years ago and for sale for the first time. The property enjoys a great location in the heart of Kempshott and an internal inspection is required to appreciate both the plot and the flexible accommodation - lounge, separate dining room, study, kitchen/breakfast room, utility room and cloakroom, master bedroom with en-suite dressing area and shower room, three further bedrooms and a family bathroom. Further benefits include a secluded plot, 17' garage and ample parking.

ENTRANCE HALL:

Stairs to first floor, under stairs cupboard, radiator.

CLOAKROOM:

Modern suite comprising low level w.c., wash hand basin, tiled flooring.

LOUNGE:

14' x 11'11" (4.27m x 3.63m)

Front and side aspect, double glazed window, double glazed French doors to garden, feature fireplace.

DINING ROOM:

10'11" x 8'8" (3.33m x 2.64m)

Double aspect, double glazed window, double glazed French doors to garden, radiator.

STUDY:

12' x 5'10" (3.66m x 1.78m)

Rear aspect, double glazed window, built-in desk and furniture, radiator.

KITCHEN/BREAKFAST ROOM:

12'8" x 8'6" (3.86m x 2.59m)

Front aspect, double glazed window, modern fitted kitchen of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, spotlights, radiator, access to -

UTILITY ROOM:

6'8" x 5'11" (2.03m x 1.80m)

Roll edged work surfaces with inset bowl, cupboards and appliance space below, eye level cupboard, door to garage.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

MASTER BEDROOM:

14'6" x 12'7" (4.42m x 3.84m)

Twin sky light windows, radiator, built-in wardrobes, door to -

EN-SUITE SHOWER ROOM:

7'10" x 5'9" (2.39m x 1.75m)

Rear aspect, suite comprising shower cubicle, low level w.c., wash hand basin set in vanity unit, chrome heated towel rail, shaver point, spotlights.

BEDROOM TWO:

12'10" max x 10'9" max (3.91m max x 3.28m max)

Front aspect, double glazed window, built-in wardrobe, radiator.

BEDROOM THREE:

10'9" max x 8'11" (3.28m max x 2.72m)

Front aspect, double glazed window, fitted wardrobe and dressing table, radiator.

BEDROOM FOUR:

10'4" max x 8'8" max (3.15m max x 2.64m max)

Side aspect, double glazed window, radiator, built-in wardrobe.

FAMILY BATHROOM:

6'10" x 5'10" (2.08m x 1.78m)

Rear aspect, double glazed window, white suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., wash hand basin, chrome heated towel rail, shaver point, tiled surrounds.

GARAGE:

17'8" x 12'10" (5.38m x 3.91m)

Electric roller door, wall mounted boiler, double glazed door to rear garden.

GARDENS:

The property is approached via a 5 bar gate, shingled driveway leading to garage, mature hedge and tree borders, twin gates give access to the garden. The garden enjoys a good level of privacy, feature patio, lawned area, mature tree and shrub borders.

COUNCIL TAX:

Band E

MONEY LAUNDERING REGULATIONS:

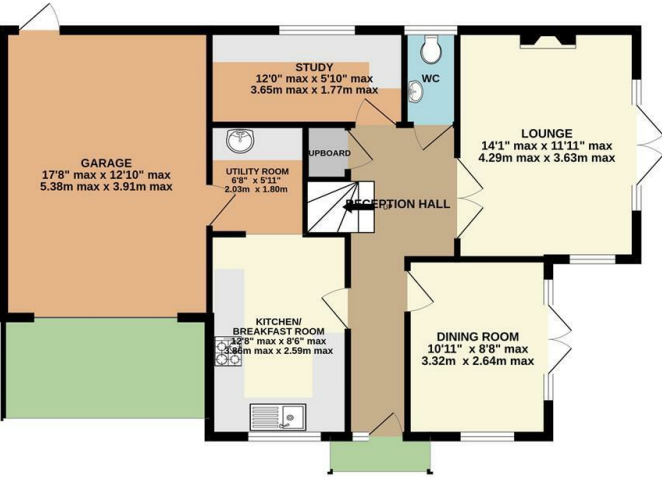
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

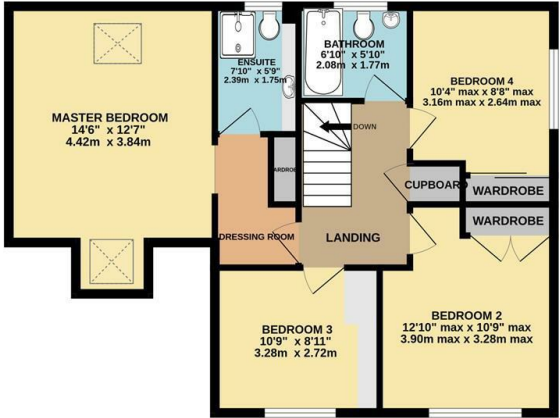
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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