



Willow Way, Clarke Estate, Basingstoke, RG23 8LN
Guide Price £475,000



Willow Way, Clarke Estate, Basingstoke, RG23 8LN

CHEQUERS - A generously sized 5 bedroom semi-detached home, situated on the popular Clarke Estate on the outskirts of Basingstoke. The property has been improved over the years and now offers flexible accommodation over 2 floors including cloakroom, lounge/dining room, family room, modern kitchen and utility room. There are 5 bedrooms and a bathroom arranged on the first floor. Further benefits include ample parking to the front and well maintained landscaped gardens to the rear.

ENTRANCE PORCH:

Glazed door to entrance hall, door garage, door to -

CLOAKROOM:

Low level w.c., vanity unit with inset wash hand basin.

ENTRANCE HALL:

Stairs to first floor, radiator, understairs cupboard.

LOUNGE/DINING ROOM:

23'6" max x 11'8" max (7.16m max x 3.56m max)

Double aspect, sliding patio doors to garden, ornamental fireplace, radiator.

KITCHEN:

14'9" max x 8'10" max (4.50m max x 2.69m max)

Rear aspect, refitted and comprising range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, cooker point with extractor over, appliance space, double glazed doors to rear garden, storage cupboard, arch to -

FAMILY ROOM:

10'11" x 10'8" (3.33m x 3.25m)

Rear aspect, feature radiator, glazed door to -

UTILITY ROOM:

7'7" max x 5'11" (2.31m max x 1.80m)

Roll eded work surfaces, appliance space, storage cupboard.

STAIRCASE GIVES ACCESS TO LANDING:

Stairs to loft space.

BEDROOM ONE:

13'10" max x 12'1" max (4.22m max x 3.68m max)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

12'1" max x 10'10" max (3.68m max x 3.30m max)

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

BEDROOM THREE:

12'52 max x 10'3" max (3.66m max x 3.12m max)

Rear aspect, double glazed window, radiator.

BEDROOM FOUR:

11'7" max x 10'11" max (3.53m max x 3.33m max)

Rear aspect, double glazed window, radiator.

BEDROOM FIVE:

8'4" max x 6'11" max (2.54m max x 2.11m max)

Front aspect, double glazed window, radiator.

BATHROOM:

Modern suite comprising panel enclosed bath with mixer taps and shower over, vanity unit with inset w.c and wash hand basin, spotlights, airing cupboard, double glazed window.

GARDENS:

To the front of the property is a block paved driveway. To the rear of the property is a landscaped garden enjoying a sunny aspect, patio and shingled area, decking leading to lawn with stocked flower and shrub borders, steps lead to raised shingled area, garden shed and outbuilding to rear.

GARAGE:

14'8" max x 10'11" max (4.47m max x 3.33m max)

Light and power, roller door - cloakroom is part of the garage.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

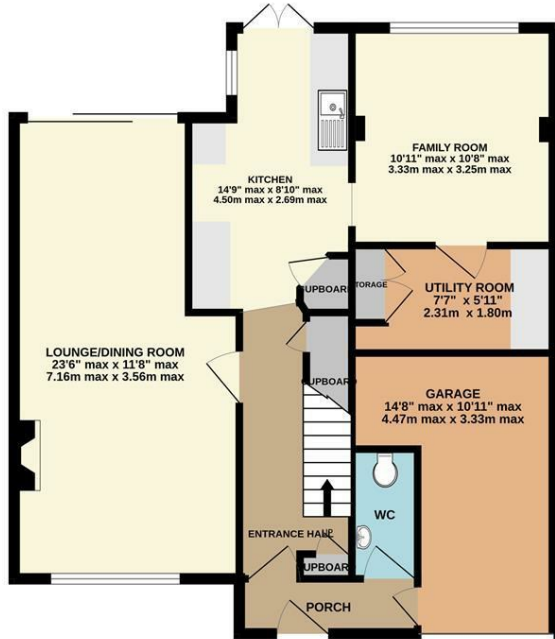
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

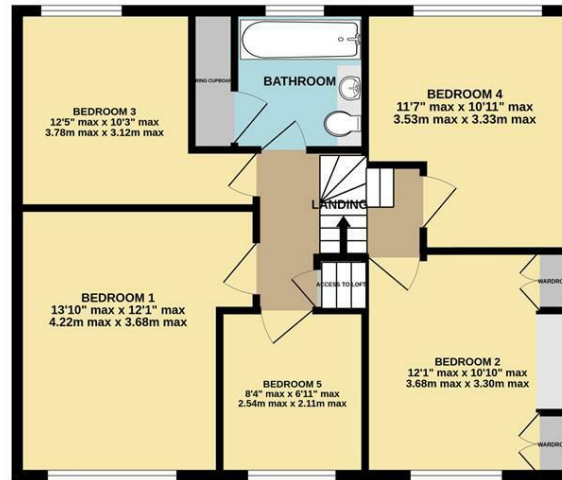
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



5 BEDROOM SEMI

TOTAL FLOOR AREA: 1481 sq.ft. (137.6 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	Maximum
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-64 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Maximum
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
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