



Van Dyck Close, Black Dam, Basingstoke, RG21 3QJ
Guide Price £395,000



CHEQUERS
Independent Estate Agents

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CHEQUERS - An extended two bedroom chalet bungalow, favourably located within easy access of the town centre and station beyond. The well proportioned accommodation comprises two double bedrooms, two bathrooms, 18' lounge and extended dining/family room which overlooks a private 50' garden to the rear. There is ample parking with carport and garage. (draft particulars - awaiting vendors approval).

STORM PORCH:

Meter cupboard, part glazed door to -

ENTRANCE HALL:

Double radiator, built-in cupboard with heated towel rail and slatted shelving.

KITCHEN:

10' x 7'2" (3.05m x 2.18m)

Front aspect, double glazed window, range of eye and base level units, work surfaces, single drainer stainless steel sink unit with mixer tap, inset gas hob with extractor fan over and oven below, plumbing for washing machine and dishwasher, appliance space, wall mounted gas fired boiler.

LOUNGE:

18' x 10' (5.49m x 3.05m)

Front aspect, double glazed window with deep window ledge, double radiator.

SHOWER ROOM:

6'6" x 5'6" (1.98m x 1.68m)

Double glazed window, vanity unit with inset wash hand basin and cupboards below, low level w.c with concealed cistern, shower unit, tiled walls, heated towel rail.

DINING/FAMILY ROOM:

15'6" x 8'9" (4.72m x 2.67m)

Double aspect, double glazed windows, sliding patio doors to garden, double radiator, under stairs cupboard.

BEDROOM TWO:

11'11" x 8'7" (3.63m x 2.62m)

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

STAIRCASE GIVES ACCESS TO LANDING:

Storage cupboard.

BEDROOM ONE:

21'9" max 16'8" min x 11'7" (6.63m max 5.08m min x 3.53m)

Double aspect, two double radiators, air conditioning unit.

BATHROOM:

6'7" x 5'7" (2.01m x 1.70m)

Skylight window, low level w.c., wash hand basin with cupboard below, panel enclosed bath with mixer tap and shower attachment, tiled surrounds.

GARAGE:

Up and over door, light and power, personal door to rear garden, CAR PORT to front with driveway parking.

GARDENS:

To the front of the property is a lawned garden with block paved driveway. The rear garden enjoys a southerly aspect and extends to approximately 50', patio edged by low sleepers, lawned area with flower and shrub borders, summer house with power, 2 garden sheds, enclosed by panelled fencing and gate to front.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

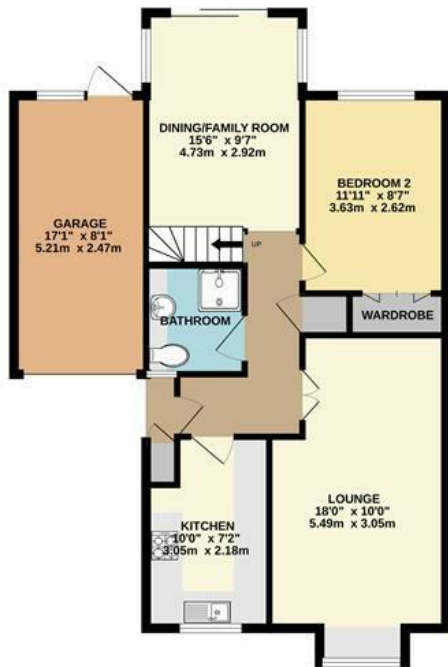
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



1ST FLOOR



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	
31-39 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	
31-39 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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T 01256 810018

E sales@chequersstateagents.co.uk