



Fulmar Close, Kempshott, BASINGSTOKE, RG22 5JR  
**Guide Price £465,000**





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CHEQUERS are pleased to market this well presented three bedroom detached Bryant family home, located on the sought after Goldcrest development in Kempshott. The accommodation includes 27' lounge/dining room leading onto an Edwardian style conservatory, well appointed kitchen with granite work surfaces, cloakroom, three bedrooms and a modern bathroom suite. There is driveway parking leading to the garage and a generously sized corner plot enjoying a private aspect. Viewing is recommended to fully appreciate all on offer.

### ENTRANCE LOBBY:

Double glazed front door, cloaks hanging space, door to -

### LOUNGE/DINING ROOM:

27'10" into bay x 10'10" max (8.48m into bay x 3.30m max)

Front aspect, double glazed square bay window, spotlights, tubular radiator, door to inner lobby, door to kitchen, sliding patio doors to -

### CONSERVATORY:

12' x 8'8" (3.66m x 2.64m)

Double glazed French door to garden, laminate flooring, double radiator.

### KITCHEN:

9'10" x 7'9" (3.00m x 2.36m)

Rear aspect, double glazed window, range of eye and base level units, granite work surfaces, inset 1.5 bowl sink unit with mixer tap, fitted oven and hob with extractor hood over, integrated dishwasher, tiled flooring, appliance space, spotlights, door to side.

### INNER LOBBY:

Stairs to first floor, door to garage, door to -

### CLOAKROOM:

Refitted black suite of low level w.c., wash hand basin, tiled flooring.

### STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Access to part boarded loft space with light and ladder, storage cupboard.

### BEDROOM ONE:

13'1" x 10'10" (3.99m x 3.30m)

Front aspect, double glazed window, radiator, feature panelled wall with wall light points.

### BEDROOM TWO:

11' x 10'9" (3.35m x 3.28m)

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

### BEDROOM THREE:

9'8" x 8'3" (2.95m x 2.51m)

Front aspect, double glazed window, feature panelled wall, radiator.

### BATHROOM:

7'11" x 5'9" (2.41m x 1.75m)

Rear aspect, double glazed window, suite comprising 'P' shaped bath with mixer tap, Aqualisa shower over with rain drop shower head, shower screen, vanity unit with inset low level w.c. and wash hand basin chrome heated towel rail, tiled surrounds, spotlights, tiled flooring.

### GARAGE:

10'10" x 8'2" (3.30m x 2.49m)

Up and over door, light and power, wall mounted boiler, roll edged work surface with appliance space below, door to inner lobby.

### GARDENS:

To the front of the property is a lawned garden with well stocked borders, driveway parking for 2 cars leading to garage. To the rear of the property is a corner plot garden enjoying a private south-westerly aspect, patio with steps to lawned area, flower and shrub borders, outside tap, garden shed, side access.

### COUNCIL TAX:

Band D

### MONEY LAUNDERING REGULATIONS:

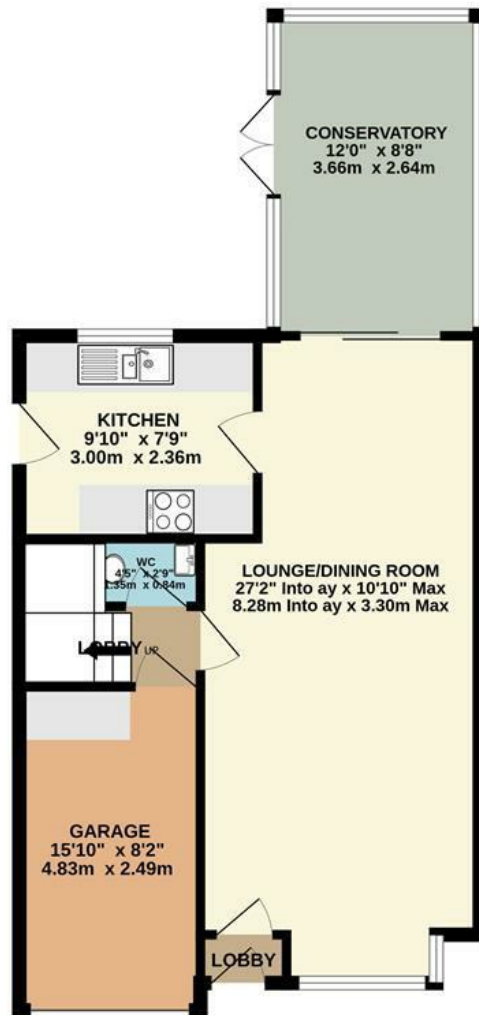
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

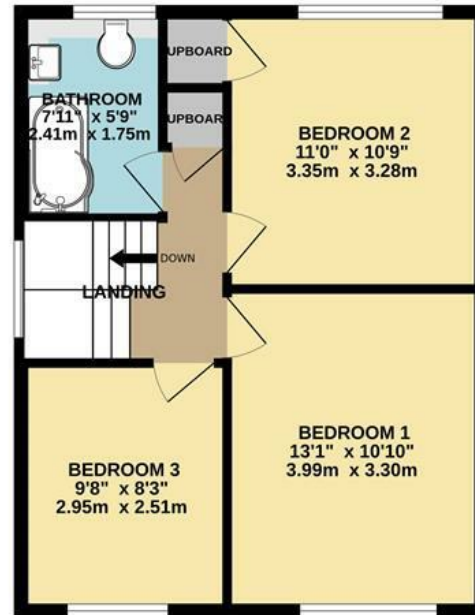
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 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 may vary by error, by any prospective purchaser. The services, systems and appliances are shown as to their operability or condition. Made with Met

