



Mercer Close, , Basingstoke, RG22 6NZ
Guide Price £450,000



CHEQUERS

Independent Estate Agents

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Willow House is a four bedroom detached family home which has undergone substantial improvements over the years set on a popular no through road. Accommodation offers entrance hall with refitted staircase/banisters, 25'11" lounge, double glazed conservatory, refitted kitchen with integrated appliances, refitted cloakroom, four bedrooms - master with recently refitted ensuite shower room, refitted family bathroom. Other features include double glazing, gas radiator heating, integral garage and off road driveway parking for upto 3 cars, enclosed rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

ENTRANCE HALL:

Double glazed entrance door with double glazed windows to either side, coved ceiling, Karndean flooring, refitted staircase and banisters leading to first floor landing, phone point, doors to kitchen/breakfast room, lounge and cloakroom.

CLOAKROOM:

Refitted white suite comprising low level W.C., wash hand basin with cupboard below. Karndean flooring, tiled splashback.

LOUNGE:

25'11" x 11'7" (7.90m x 3.53m)

Double glazed window to front, two radiators, T.V. point, coved ceiling, four uplighters, chimney breast, double glazed patio doors leading to conservatory.

CONSERVATORY:

12' x 12'8" (3.66m x 3.86m)

Double glazed windows, double glazed French doors to rear garden, wall light points, radiator.

KITCHEN/BREAKFAST ROOM:

18' x 9'11" (5.49m x 3.02m)

Refitted kitchen comprising range of floor cupboards and drawers with roll edge work surfaces over, wall mounted glass fronted cupboards, further wall mounted cupboards, built in hob with extractor over and splashback, built-in trivet, inset round single drainer sink unit with hose style mixer tap with different settings, integrated dishwasher, two integrated ovens, integrated microwave, integrated coffee maker (not working), integrated tall fridge, integrated tall freezer, breakfast bar, Karndean flooring, double glazed window to rear, double glazed French doors to rear.

STAIRS TO FIRST FLOOR LANDING:

Doors to all bedrooms and family bathroom.

BEDROOM ONE:

10'5" x 10'2" (to front of built-in wardrobes) (3.18m x 3.10m (to front of built-in wardrobes))

Double glazed window to rear, range of built-in wardrobes with sliding doors, radiator, door to :-

EN-SUITE SHOWER ROOM:

7'1" x 7' (2.16m x 2.13m)

Recently refitted white suite comprising low level WC, wash hand basin inset into vanity unit with cupboards below, corner shower unit with dew drop shower over, part tiled walls, wall mounted heated towel rail.

BEDROOM TWO:

11'9" x 10'1" (3.58m x 3.07m)

Double glazed window to front, radiator, built-in Sharps wardrobe system.

BEDROOM THREE:

13'10" x 10'8" max, 8'8" min (4.22m x 3.25m max, 2.64m min)

Double glazed window to rear, wardrobe recess, radiator.

BEDROOM FOUR:

9'3" max, 6'3" min x 8'8" (2.82m max, 1.91m min x 2.64m)

Double glazed window to front, radiator. access to loft space with loft ladder.

FAMILY BATHROOM:

9'1 x 6'1" (2.77m x 1.85m)

Refitted white suite comprising low level WC, wash hand basin set on vanity unit with cupboards below, L-shaped bath with shower over and shower screen, part tiled walls, wall mounted heated towel rail, inset spotlights to ceiling.

GARDENS:

To the front of the property is a blocked paved driveway providing off road parking for upto three cars, enclosed by decorative wooden panelled fencing. To the rear, the garden is mainly laid to lawn with mature shrub beds and trees to the sides, patio, summer house, outside double power socket, outside tap, outside lights, enclosed by panelled fencing, access to the side of the property and personal door to the garage.

GARAGE:

Single garage with up and over door, light, power, plumbing for washing machine.

DIRECTIONS:

From our office in Winton Square, proceed down Sarum Hill and over the traffic lights into Worting Road. Continue over two roundabouts and then take the 2nd turning on the left into Old Worting Road. Mercer Close is the 2nd turning on the right hand side.





GROUND FLOOR



1ST FLOOR

When every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this 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	Very energy efficient - lower running costs
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	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	Very environmentally friendly - lower CO ₂ emissions
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC





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