Canterbury Close, Kempshott Rise, Basingstoke, RG22 4PW

**Guide Price £435,000**

CHEQUERS
Independent Estate Agents

# Canterbury Close, Kempshott Rise, Basingstoke, RG22 4PW

CHEQUERS are pleased to offer for sale this well positioned four bedroom detached home, situated in a no through road on the outskirts of Kempshott Rise. The property is presented in good order throughout and the accommodation includes cloakroom, lounge, separate dining room, modern fitted kitchen and utility room, four bedrooms, en-suite shower room and family bathroom. Further benefits include double glazing, gas radiator heating, a generously sized corner plot, garage and block paved driveway. (draft particulars - awaiting vendors approval)

**ENTRANCE HALL:**
Front door, stairs to first floor, radiator, wall mount heating thermostat.

**CLOAKROOM:**
Modern white suite comprising low level w.c., vanity unit with inset wash hand basin with mixer tap, tiled splash back, heated towel rail.

**LOUNGE:**
16'1" max, 12'4" min x 13'8" (4.90m max, 3.76m min x 4.17m)
Front aspect, double glazed square bay window, radiator, feature ornamental fireplace with coal effect fire, spotlights, double doors to -

**DINING ROOM:**
10'7" x 10'6" (3.23m x 3.20m)
Rear aspect, sliding patio doors to rear garden, radiator, spotlights.

**KITCHEN/BREAKFAST ROOM:**
10'9" x 9'8" (3.28m x 2.95m)
Rear aspect, double glazed window, modern fitted kitchen comprising range of eye and base level units, single drainer sink unit with mixer tap, water softener, roll edged work surfaces, cooker point, tiled surrounds, appliance space, spotlights, peninsular breakfast bar, kick bar with inset lights.

**UTILITY ROOM:**
8' x 7'8" (2.44m x 2.34m)
Rear aspect, double glazed window, UPVC door to rear garden, work surfaces, inset sink unit with mixer tap, appliance space, eye level cupboard, spotlights, radiator, door to garage.

**STAIRCASE GIVES ACCESS TO LANDING:**
Airing cupboard, access to loft space.

**MASTER BEDROOM:**
11'7" x 10'4" max, 8'5" min (3.53m x 3.15m max, 2.57m min)
Rear aspect, double glazed window, range of built-in wardrobes, bedside cabinets, wall light points, radiator, door to -

**EN-SUITE SHOWER ROOM:**
Modern suite comprising corner shower cubicle, vanity unit with inset wash hand basin and low level w.c., storage cupboard, plinth with inset spotlights, heated towel rail, tiled surrounds, tiled flooring, double glazed window.

**BEDROOM TWO:**
13'8" max, 9'10" min x 10' (4.17m max, 3.00m min x 3.05m)
Front aspect, double glazed window, radiator.

**BEDROOM THREE:**
15'2" x 8'1" (4.62m x 2.46m)
Skylight window, eaves storage space, radiator.

**BEDROOM FOUR:**
9'10" x 7'1" (3.00m x 2.16m)
Front aspect, double glazed window, radiator, storage cupboard.

**FAMILY BATHROOM:**
6'9" x 6'3" (2.06m x 1.91m)
Side aspect, double glazed window, modern suite comprising panel enclosed bath with mixer tap and separate shower unit over, shower screen, wash hand basin and low level w.c set in vanity unit, heated towel rail, tiled surrounds, shaver point, spotlights.

**GARAGE:**
18'2" x 8'2" (5.54m x 2.49m)
Double opening doors, light and power, door to utility room.

**GARDENS:**
To the front of the property is a lawned garden with flower and shrub borders, block paved driveway leading to garage and front door. Please note - new lawn is due to be laid mid September. To the rear of the property is a raised patio area with dwarf brick walling, steps down to lawned area, flower and shrub borders, outside tap, side gate access.

**DIRECTIONS:**
From the Kempshott roundabout turn into Woodbury Road. At the first mini roundabout bear left into Hatch Warren Lane, take the first left into Worcester Avenue where Canterbury Close is the 2nd turning on the left hand side.

**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.

GROUND FLOOR

1ST FLOOR

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Whilst 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, 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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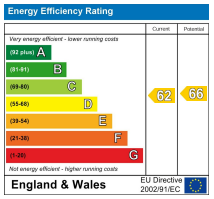


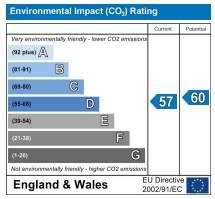

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