



Carbonel Close, , Basingstoke, RG23 8HR  
**Guide Price £365,000**



## Carbonel Close, Basingstoke, RG23 8HR

SOLD SUBJECT TO CONTRACT WITHIN 7 DAYS..SIMILAR PROPERTIES REQUIRED FOR WAITING BUYERS!!Chequers Estate Agents are proud to market this very well presented extended three bedroom link detached family home located in a quiet cul-de-sac. The spacious accommodation comprises to the ground floor, cloakroom, large living room featuring a modern fireplace with gas fire, double doors to separate dining room and modern fitted kitchen/breakfast room . The first floor has three bedrooms and modern family shower room with a double shower cubicle and sliding doors with power shower. Externally there is a driveway for two cars leading to the garage which has up and over doors to front and rear leading to a further parking space or patio area in the rear garden. The south facing rear garden enjoys a private aspect. An early inspection is advised to fully appreciate the accommodation on offer to avoid potential disappointment.

### ENTRANCE HALL:

UPVC double glazed door to entrance hall, cloaks cupboard, radiator, door to WC and lounge, stairs to first floor landing.

### CLOAKROOM:

Side aspect double glazed window, white two piece suite comprising low level WC, wash hand basin, heated towel rail radiator, tiled floor.

### LIVING ROOM:

21'11"max, 13'3" min x 16'10" max, 10'10" min (6.68mmax, 4.04m min x 5.13m max, 3.30m min)

Front aspect double glazed window, feature fireplace with gas fire, two radiators, Virgin TV point, understairs cupboard with shelving, door to kitchen, double doors to dining room.

### DINING ROOM:

11'6" x 9'6" (3.51m x 2.90m)

Rear aspect double glazed window and door to kitchen, radiator.

### KITCHEN:

18'8" x 8'1" (5.69m x 2.46m)

Rear aspect double glazed window, side aspect double glazed door to garden, modern eye and base level units roll edged work surfaces with inset one and a half bowl sink unit, space for gas cooker, integrated fridge/freezer, space and plumbing for washing machine, radiator, integrated dish washer, tiled floor.

### STAIRS TO FIRST FLOOR LANDING:

Airing cupboard, access to loft, doors to all rooms.

### BEDROOM ONE:

13'9" max, 10'9" min x 11' (4.19m max, 3.28m min x 3.35m)

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

### BEDROOM TWO:

13'10"max, 10'10" min x 10'7" (4.22mmax, 3.30m min x 3.23m)

Front aspect double glazed window, radiator.

### BEDROOM THREE:

8'10" x 7'8" (2.69m x 2.34m)

Rear aspect double glazed window, radiator, overstairs cupboard.

### FAMILY SHOWER ROOM:

6'9" x 5'6" (2.06m x 1.68m)

Rear aspect double glazed window, three piece white suite comprising double shower cubicle with power shower and sliding doors, inset low level WC, wash hand basin set into vanity unit, radiator, part tiled walls and tiled floor, extractor fan.

### GARDENS:

To the front of the property is driveway for three cars leading to the garage. The rear garden is south facing enjoying a good degree of privacy laid mainly to lawn, patio, path to shingle area, side patio with up and over door to the garage (could be used as further parking), outside tap.

### GARAGE:

Up and over door to front and rear allowing drive through facility to further parking in rear garden, power and light, eaves storage.

### DIRECTIONS:

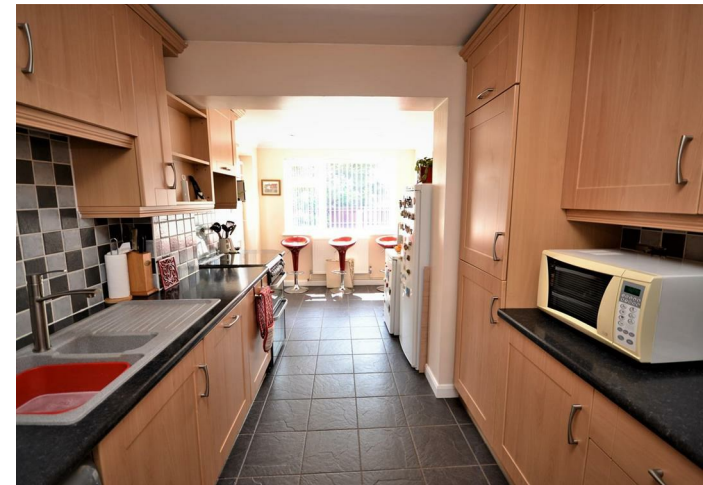
From the A339 Ringway North from the town centre, take the second exit at the first roundabout and at the second roundabout, take the 1st exit into Roman Road. Proceed all the way down Roman Road almost to the bottom and take the turning on your left hand side into Wykeham Drive. Follow the road round and take the 2nd turning on your left hand side into Carbonel Close.

### 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 Estate Agents recommend Michael Usher Mortgage Services to clients and purchasers. Should their services be taken up Chequers Estate Agents receive a percentage of the mortgage brokers commission.





While 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 suitability or efficiency can be given.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	<div>8</div> <div>33</div>
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			<b>8</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(31-39) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions		<b>52</b>	
England & Wales		EU Directive 2009/30/EC	

