



Constantine Way, Hatch Warren, Basingstoke, RG22 4UR  
**Guide Price £415,000**



**CHEQUERS**

Independent Estate Agents



## Constantine Way, Hatch Warren, Basingstoke, RG22 4UR

CHEQUERS are pleased to present this three bedroom detached home, set on the popular Hatch Warren development. The accommodation includes cloakroom, lounge, dining area, kitchen and sun room on the ground floor with three bedrooms, en-suite shower room and a family bathroom arranged on the first floor. The property also benefits from gas radiator heating and double glazing. Externally there is a driveway leading to the garage, and a private rear garden backing onto a green and woodland area. (draft particulars - awaiting vendors approval)

### ENTRANCE PORCH:

Glazed front door, door to -

### LOUNGE:

17'10" max, 15'2" min x 10'9" (5.44m max, 4.62m min x 3.28m)

Front aspect, double glazed window, ornamental fireplace, radiator, door to -

### INNER HALLWAY:

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

### CLOAKROOM:

Low level w.c., corner sink unit, radiator.

### DINING ROOM:

10'9" x 8'5" (3.28m x 2.57m)

Radiator, open to sun room and access to -

### KITCHEN:

8'5" x 8'4" (2.57m x 2.54m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, single drainer sink with mixer tap, appliance space.

### SUN ROOM:

10'5" x 8' (3.18m x 2.44m)

Rear aspect, electric heater, vaulted ceiling with spotlights, double glazed windows and double glazed French doors to garden.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

### BEDROOM ONE:

13'1" max, 11' min x 10'8" max, 8'11" min (3.99m max, 3.35m min x 3.25m max, 2.72m min)

Rear aspect, double glazed window, radiator, door to -

### EN-SUITE SHOWER ROOM:

Shower cubicle with tiled surrounds, low level w.c., wash hand basin, double glazed window.

### BEDROOM TWO:

11' x 10'8" (3.35m x 3.25m)

Front aspect, double glazed window, radiator.

### BEDROOM THREE:

9'1" x 8'5" (2.77m x 2.57m)

Front aspect, double glazed window, radiator.

### FAMILY BATHROOM:

8'10" x 5'11" (2.69m x 1.80m)

Rear aspect, double glazed window, panel enclosed bath, pedestal wash hand basin, low level w.c., chrome heated towel rail, tiled surrounds.

### GARDENS:

To the front of the property is a lawned garden with driveway parking leading to the garage. To the rear of the property the garden enjoys a private aspect, patio leading to lawned area with flower and shrub borders, outside tap, storage shed, side access, backing onto woodland.

### GARAGE:

15'9" x 8'2" (4.80m x 2.49m)

Electric door, light and power, door to inner hallway.

### DIRECTIONS:

From the Kempshott roundabout on the A30 proceed along Woodbury Road and continue over the small roundabout. Take the 1st turning right into Long Cross Lane where Constantine Way is the 1st turning on the left hand side.

### MONEY LAUNDERING REGULATIONS:

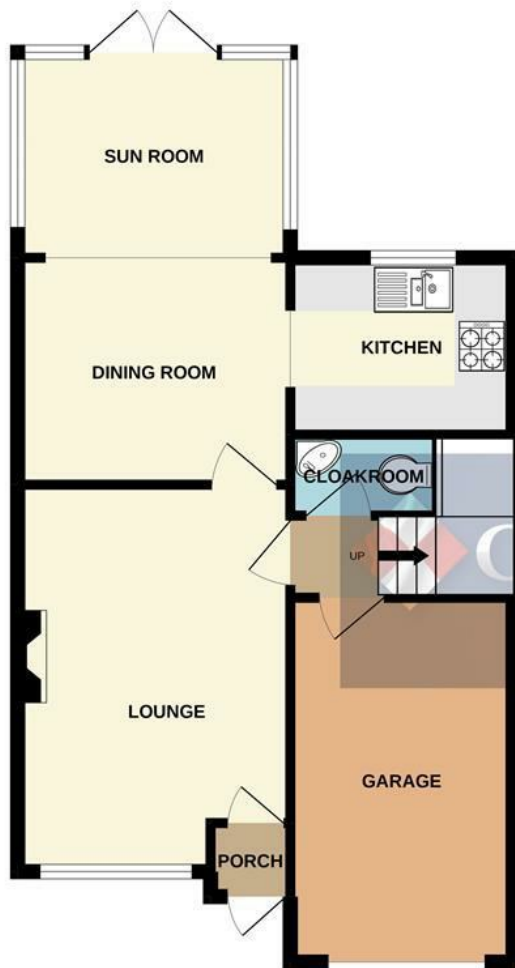
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



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## 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 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 herein must be viewed and used with no responsibility as to their operability or efficiency ca.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 <b>A</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>	
35-39 <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 <b>A</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>	
35-39 <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	





