



Curlew Close, Kempshott, BASINGSTOKE, RG22 5PG
Guide Price £420,000



CHEQUERS

Independent Estate Agents

Curlew Close, Kempshott, BASINGSTOKE, RG22 5PG

CHEQUERS are proud to offer for sale this extended home situated on the outskirts of the popular Kempshott development. The property has been meticulously maintained over the years and now offers generous and flexible accommodation which can only be truly appreciate by an internal inspection. The accommodation includes cloakroom, lounge, study, an impressive family home with luxury kitchen leading to dining area and conservatory. There is a master bedroom with an en-suite shower room, two further double bedrooms and a luxury family bathroom. There is a garage and off road parking and a superbly landscaped rear garden with summer house. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Front door, oak flooring, radiator, door to inner hall, door to -

CLOAKROOM:

White suite comprising low level w.c., wash hand basin set in vanity unit, spotlights, Travertine tiled flooring, under floor heating, double glazed window.

INNER HALL:

Stairs to first floor, under stairs cupboard, oak flooring, storage cupboard.

LOUNGE:

17'3" x 12'1" max, 10'2" min (5.26m x 3.68m max, 3.10m min)

Front aspect, double glazed bay window, feature ornamental fireplace, radiator.

KITCHEN AREA:

18'10" x 11'3" (5.74m x 3.43m)

Luxury kitchen with extensive granite work surfaces, range of eye and base level units, inset sink unit with mixer tap, island unit with storage below, fitted induction hob with extractor over, built-in oven with cupboards above and below, integrated microwave and dishwasher, eye level display cupboards, inset spotlights, Karndean flooring, door to study, open plan to

DINING AREA:

10'8" x 10'3" (3.25m x 3.12m)

Rear aspect, double glazed bay window, spotlights, open plan to -

CONSERVATORY:

12'3" x 8'9" (3.73m x 2.67m)

Under floor heating, double glazed French doors to garden, Travertine tiled flooring, radiator.

STUDY:

12'7" x 8'2" (3.84m x 2.49m)

Rear aspect, double glazed French doors to garden, radiator with feature cover, door to garage.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard, double glazed window.

MASTER BEDROOM:

11'4" max x 11'2" (3.45m max x 3.40m)

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

EN-SUITE SHOWER ROOM:

Modern white suite comprising shower cubicle, low level w.c., wash hand basin set in vanity unit, granite flooring with under floor heating, double glazed window, spotlights, heated towel rail.

BEDROOM TWO:

11'10" x 11'7" (3.61m x 3.53m)

Front aspect, double glazed window, radiator.

BEDROOM THREE:

11'7" x 8'10" (3.53m x 2.69m)

Front aspect, double glazed window, radiator.

FAMILY BATHROOM:

Luxury four piece suite comprising tiled enclosed bath with mixer tap and shower attachment, separate shower cubicle, wash hand basin, low level w.c., Travertine tiled flooring with under floor heating,, heated towel rail, spotlights, double glazed window.

GARAGE:

18'1" max x 8'2" (5.51m max x 2.49m)

Electric roller door, work surfaces with cupboards and drawers below, eye level cupboards, wall mounted boiler, light and power.

GARDENS:

To the front of the property is a block paved driveway leading to the garage, shrub borders. To the rear of the property is a stunning landscaped garden with patio leading via steps to further patio area with lawned gardens to the side, raised flower and shrub beds with dwarf walling, feature ornamental pond, further steps to lawned area with summer house and decking, potting greenhouse, outside lights and power.

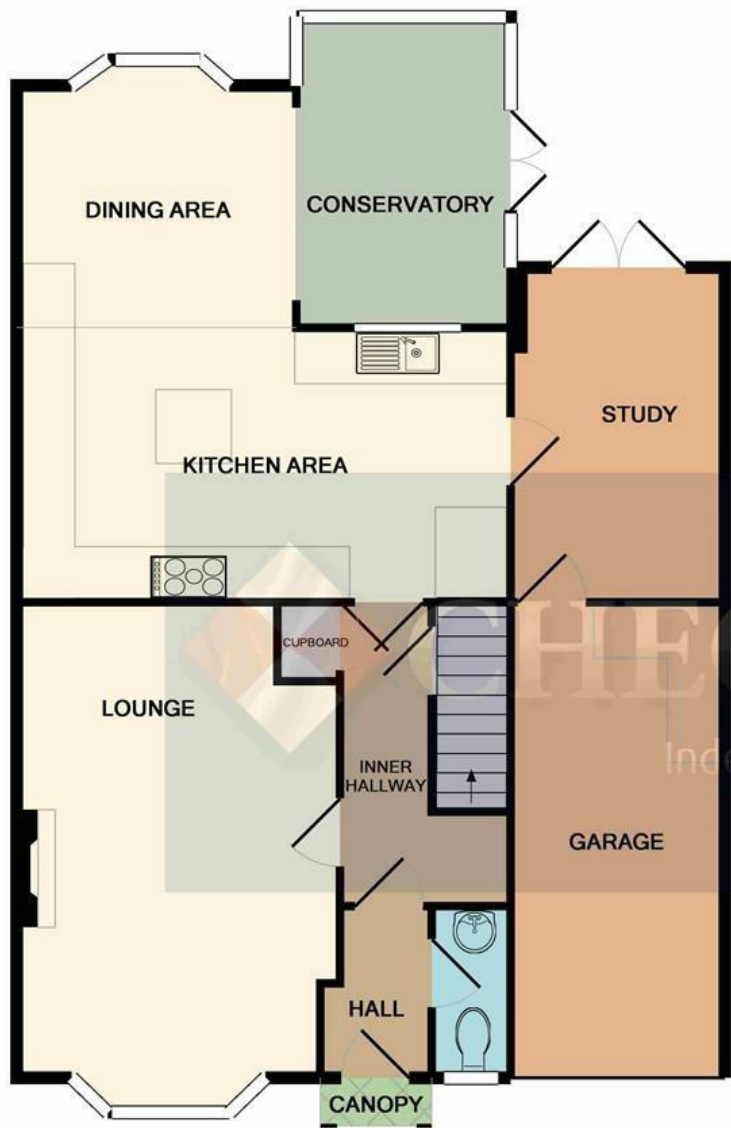
DIRECTIONS:

From the Kempshott roundabout proceed along Heather Way and at the roundabout turn right into Kempshott Lane. Take the 4th turning left into Kestrel Road and then the 3rd turning right into Plover Road. Curlew Close will then be found 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



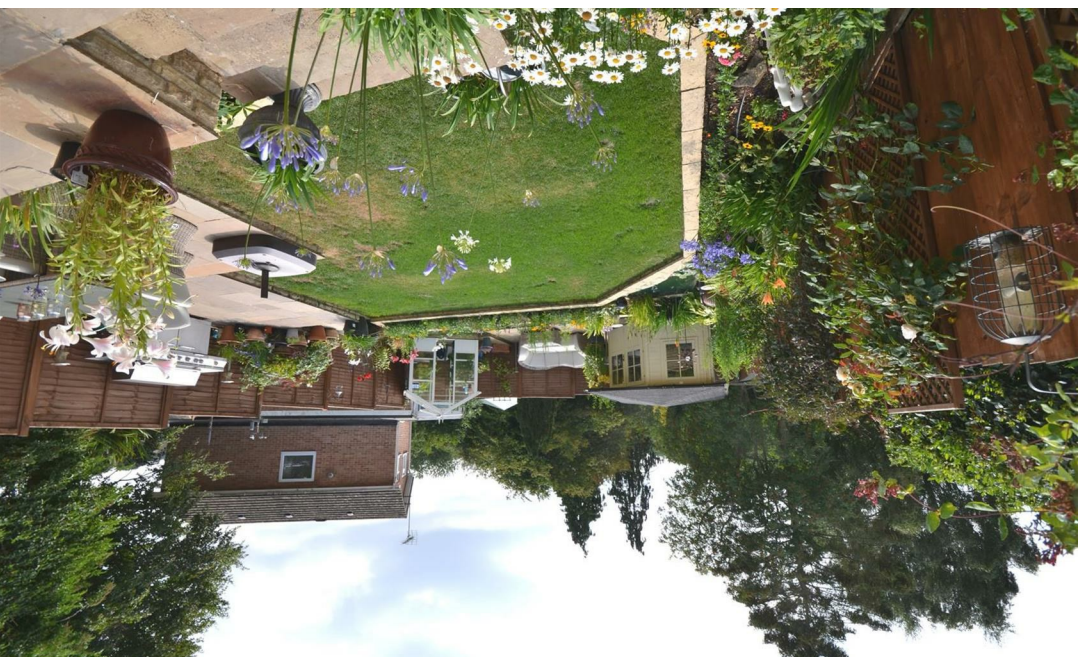
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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