



Minden Close, Chineham, Basingstoke, RG24 8TH  
Guide Price £525,000



**CHEQUERS**  
Independent Estate Agents



## Minden Close, Chineham, Basingstoke, RG24 8TH

CHEQUERS are pleased to offer this detached home in a popular road on the outskirts of Chineham, The property offers well balanced accommodation and boasts one of the largest plots in the Close. Features include cloakroom, lounge, separate dining room, refitted kitchen/breakfast room, utility room, master bedroom with en-suite, three further bedrooms and a family bathroom. Viewing is strongly recommended to appreciate all on offer. (draft particulars - awaiting vendors approval)

### **COVERED ENTRANCE PORCH:**

Courtesy light, EV charging point, part glazed front door to -

### **ENTRANCE HALL:**

Stairs to first floor, under stairs cupboard, wall mounted heating thermostat.

### **CLOAKROOM:**

Modern white suite of low level w.c., wash hand basin, heated towel rail, double glazed window.

### **LOUNGE:**

15'4" max x 12'2" max (4.67m max x 3.71m max)

Front aspect, double glazed window, feature fireplace, radiator, double doors to -

### **DINING ROOM:**

12'5" x 9'8" (3.78m x 2.95m)

Rear aspect, sliding double glazed doors to garden, radiator, door to -

### **KITCHEN/BREAKFAST ROOM:**

14' max x 12'9" max (4.27m max x 3.89m max)

Rear aspect, double glazed windows, refitted approximately 3 years ago, range of eye and base level units, quartz work surfaces, concealed lighting, fitted induction hob with extractor over, fitted oven with cupboards above and below, inset sink unit, integrated dishwasher, freestanding american style fridge/freezer, breakfast bar, spotlights, door to -

### **UTILITY ROOM:**

8'2" x 7'8" (2.49m x 2.34m)

Double glazed door to side, eye and base level units, sink unit, appliance space, cupboard housing boiler, storage cupboard.

### **STAIRCASE GIVES ACCESS TO LANDING:**

Access to loft space, airing cupboard, radiator.

### **MASTER BEDROOM:**

12'5" x 11'5" (3.80m x 3.48)

Rear aspect, double glazed window, built-in wardrobes, radiator, range of built-in bedroom furniture, door to -

### **EN-SUITE SHOWER ROOM:**

Modern white suite comprising shower cubicle, vanity unit with inset wash hand basin and low level w.c., wall mounted vanity unit with illuminated mirror, heated towel rail, double glazed window.

### **BEDROOM TWO:**

12'5" x 11'6" (3.78m x 3.51m)

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

### **BEDROOM THREE:**

14'6" max x 7'7" max (4.42m max x 2.31m max)

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

### **BEDROOM FOUR:**

8'7" x 8'7" max (2.62m x 2.62m max)

Front aspect, double glazed window, built-in cupboard, radiator.

### **BATHROOM:**

6'3" x 6'2" (1.91m x 1.88m)

Modern white suite comprising 'P' shaped bath with shower over, shower screen, vanity unit with inset wash hand basin and low level w.c., heated towel rail, double glazed window.

### **GARDENS:**

To the front of the property is a block paved driveway, well maintained lawned area with established borders. The garden to the rear enjoys a high degree of privacy, raised patio leading to lawned area, further patio area, mature trees and shrubs borders, outside tap, 2 garden sheds, side gate access.

### **STORAGE:**

8'5" x 7'8" (2.57m x 2.34m)

Originally the garage, up and over door, light and power.

### **COUNCIL TAX:**

Band E

### **AGENTS NOTE:**

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

### **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  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.

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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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