



Spring Close, Sherborne St. John, Basingstoke, RG24 9JF

Guide Price £535,000



CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer this extended semi-detached home, situated in the popular village of Sherborne St John. Offering generously sized accommodation over two floors with the addition of a SELF CONTAINED ANNEXE with own garden. Viewing is recommended to appreciate the location and the rarely available layout of accommodation.

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs cupboard.

DINING ROOM:

12'6" max x 9'11" max (3.81m max x 3.02m max)

Rear aspect, radiator, tiled flooring (currently used as a bedroom).

LOUNGE:

15'2" max x 12'6" max (4.62m max x 3.81m max)

Radiator, ceiling fan, square arch to -

CONSERVATORY:

14' max x 10'9" max (4.27m max x 3.28m max)

Tiled flooring, radiator, wall light point, glazed door to rear garden.

KITCHEN:

11' x 8' (3.35m x 2.44m)

Front aspect, range of eye and base level units, roll edged work surfaces, inset sink unit, fitted oven and hob with extractor over, appliance space, inset spotlights, larder cupboard, airing cupboard, access to -

UTILITY ROOM:

8'6" max x 6'3" max (2.59m max x 1.91m max)

Front aspect, roll edged work surfaces, appliance space, glazed door to side lobby with access to cloakroom.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

12'7" x 11'7" max (3.84m x 3.53m max)

Rear aspect, built-in wardrobes, radiator

BEDROOM TWO:

12'8" max x 9'4" max (3.86m max x 2.84m max)

Rear aspect, built-in wardrobes, radiator.

BEDROOM THREE:

9' max x 8'8" max (2.74m max x 2.64m max)

Front aspect, storage cupboard, radiator.

SHOWER ROOM:

White suite comprising shower cubicle, vanity unit with inset wash hand basin and low level w.c., radiator.

SELF CONTAINED ANNEXE:

LIVING ROOM - 22'9" x 9'1"

KITCHEN - 13' x 6'1"

BEDROOM - 13'8" x 9'2"

BATHROOM - 9' c 5'5"

GARDENS:

To the front of the property is a shingled parking area leading to the garage, shrub and tree border, pathway to the front door. The rear garden is split to offer an area for the main house with patio and lawned area, picket fencing with gate to decked area, tree and shrub borders, gate access to further garden area for the annexe with decking leading to patio and block paved area, lawn with shrub and tree borders.

GARAGE:

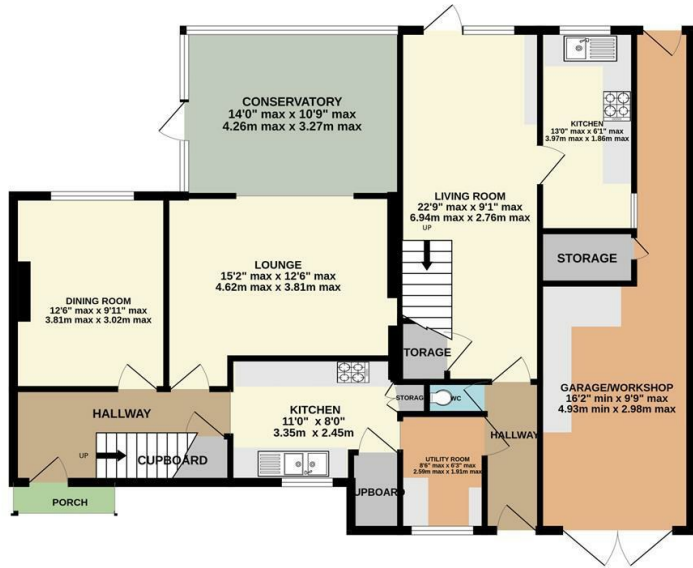
Double swing doors, glazed door to rear, work benches, light and power.

COUNCIL TAX:

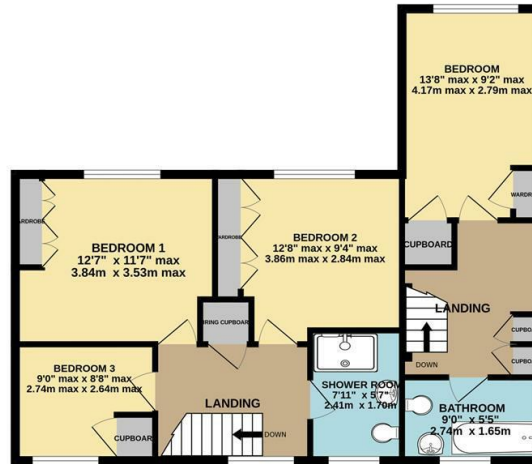
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GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



3 BEDROOM SEMI WITH SELF CONTAINED ANNEXE

TOTAL FLOOR AREA : 1949 sq.ft. (181.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		68	74
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

