

Poynings Crescent, Town Centre, Basingstoke, RG21 3AY

£599,950

CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to marketing this well presented four bedroom detached home in the sought after Poynings Crescent and set on a generously sized corner plot within easy access of the town centre. The ground floor has a cloakroom, lounge with bi-fold doors to dining room which in turn leads to an Edwardian style conservatory. A refitted kitchen completes the ground floor. There are four bedrooms, a 4 piece family bathroom and a cloakroom arranged on the first. Externally, the block paved driveway leads to a double garage with electric doors and the rear garden enjoys a private south-westerly aspect.

ENTRANCE PORCH:
6'6" x 5'10" (1.98m x 1.78m)
Double glazed front door, double glazed window, laminate flooring, double glazed door to -

ENTRANCE HALL:
Stairs to first floor, under stairs cupboard, Kardean flooring, further storage cupboard.

CLOAKROOM:
Refitted low level w.c with concealed cistern, vanity unit with inset wash hand basin, double glazed window, chrome heated towel rail.

LOUNGE:
14'8" x 13'5" (4.47m x 4.09m)
Front aspect, double glazed bow window, feature fireplace with gas fire, radiator, Sky t.v point, bi-fold doors to -

DINING ROOM:
14'8" x 9' (4.47m x 2.74m)
Wooden flooring, radiator, door to kitchen, double glazed sliding patio doors to -

CONSERVATORY:
13' x 9' (3.96m x 2.74m)
Edwardian style, dwarf wall and UPVC construction, double glazed French doors to garden, laminate flooring, ceiling fan.

KITCHEN:
15'4" x 7'6" (4.67m x 2.29m)
Refitted and comprising range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with chimney extractor over, plumbing for washing machine and dishwasher, appliance space, Karndean flooring, inset spotlights, radiator, NEW BOILER SEPTEMBER 2026 double glazed door to garden.

STAIRCASE GIVES ACCESS TO LANDING:
Double glazed window, radiator, airing cupboard, access to part boarded loft space with light and ladder.

BEDROOM ONE:
14'10" x 8' (4.52m x 2.44m)
Front aspect, double glazed window, radiator, built-in wardrobe.

BEDROOM TWO:
12'4" x 11'10" max (3.76m x 3.61m max)
Rear aspect, double glazed window, radiator, fitted wardrobes.

BEDROOM THREE:
10'10" x 8;8" (3.30m x 2.44m;2.44m)
Front aspect, double glazed window, radiator, laminate flooring.

BEDROOM FOUR:
8'10" x 8'6" (2.69m x 2.59m)
Rear aspect, double glazed window, inset spotlights, radiator.

BATHROOM:
9'3" x 8'4" (2.82m x 2.54m)
Rear aspect, double glazed window, 4 piece suite comprising panel enclosed bath, corner shower cubicle with power shower, vanity unit with inset wash hand basin and drawers below, low level w.c., chrome heated towel rail, tiled flooring, inset spotlights.

CLOAKROOM:
Refitted and comprising low level w.c., wash hand basin, laminate flooring, double glazed window.

GARAGE:
18'6" x 16'7" (5.64m x 5.05m)
Twin electric doors, double glazed window and double glazed door to rear garden, light and power, roof storage.

GARDENS:
To the front of the property is a block paved driveway to the garage with parking for 2 - 3 cars, lawned area. To the rear of the property is a south westerly facing garden, enjoying a private aspect with large paved patio leading to lawn, mature well stocked flower and shrub borders, raised shingled seating area.

COUNCIL TAX:
Band E

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.

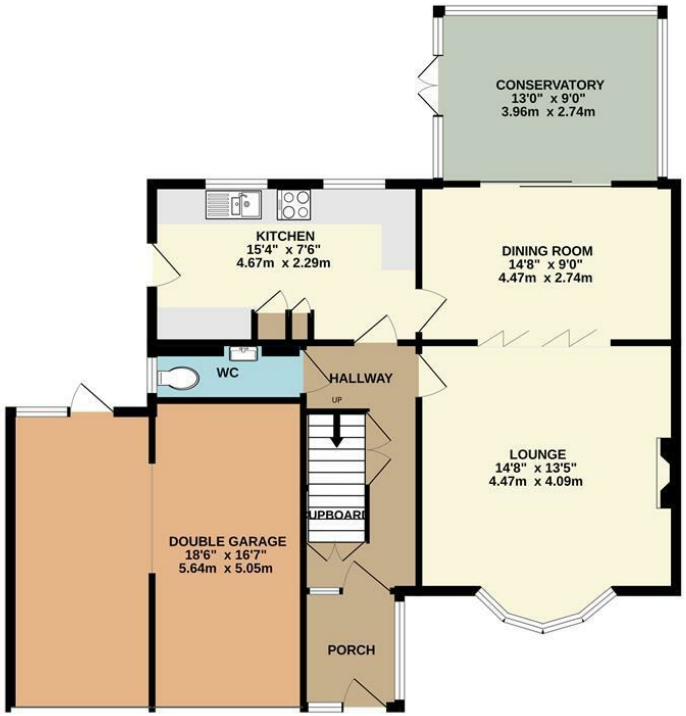
REFERRALS:
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



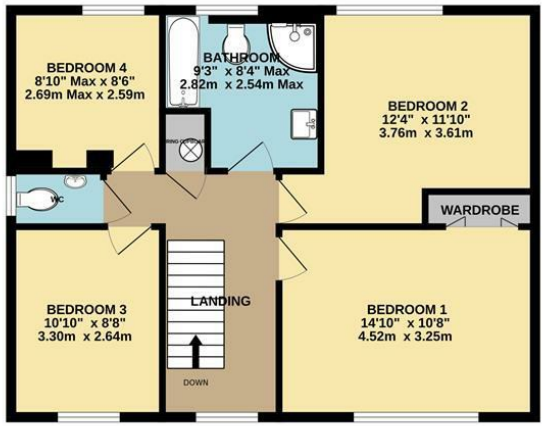




GROUND FLOOR



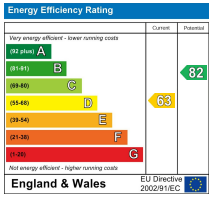
1ST FLOOR

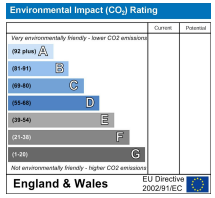


4 BEDROOM DETACHED

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