



Coniston Road, Kempshott, Basingstoke, RG22 5HS
Guide Price £525,000



Coniston Road, Kempshott, Basingstoke, RG22 5HS

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this extended link-detached home set on the outskirts of the popular Kempshott development. The property has been extended over the years to offer flexible family accommodation including 21' lounge, 15' dining room, kitchen, utility room and shower room, four bedrooms and a family bathroom. Further benefits include 26' hobby/family room, workshop, storage area and generously sized plot with ample parking to the front and a private garden to the rear. (draft particulars - awaiting vendors approval)

RECEPTION HALL:

Stairs to first floor, radiators with feature covers.

SHOWER ROOM:

9'7" x 4'6" (2.92m x 1.37m)

White suite comprising shower cubicle, wash hand basin, low level w.c., tiled surrounds, tiled flooring, radiator.

UTILITY ROOM:

6'5" x 6'4" (1.96m x 1.93m)

Roll edged work surfaces, appliance space, storage cupboard, wall mounted boiler.

KITCHEN:

11' x 10'9" (3.35m x 3.28m)

Front aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted hob with extractor over, fitted oven with cupboards above and below, eye level display cupboard, appliance space, radiator, UPVC door to side and driveway.

DINING ROOM:

15'8" x 10'2" (4.78m x 3.10m)

Rear aspect, double glazed window, radiator, open plan to -

LOUNGE:

21'9" x 11' (6.63m x 3.35m)

Rear aspect, sliding patio doors to rear garden, ornamental fireplace, radiator.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Access to loft space, storage cupboard.

BEDROOM ONE:

12'8" max x 9'7" (3.86m max x 2.92m)

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

BEDROOM TWO:

12'8" x 9'7" (3.86m x 2.92m)

Rear aspect, double glazed window, double wardrobe, storage cupboard, radiator.

BEDROOM THREE:

9'6" x 7'8" (2.90m x 2.34m)

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

BEDROOM FOUR:

9'8" x 7'8" (2.95m x 2.34m)

Front aspect, double glazed window, radiator, storage cupboard.

BATHROOM:

6'8" x 6'7" (2.03m x 2.01m)

Suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, tiled surrounds, radiator, double glazed window.

GARAGE/STORAGE:

Currently partitioned to provide storage area to the front with light and power, door to -

HOBBY ROOM/STORAGE:

26'2" x 9'10" (7.98m x 3.00m)

Light and power, door to -

WORKSHOP:

9'5" x 7'5" (2.87m x 2.26m)

Light and power, built-in work bench, glazed door to rear garden.

GARDENS:

To the front of the property is driveway parking leading to the garage, mature borders and shrub bed. The rear garden enjoys a private aspect, paved patio leading to lawned area, mature shrub borders, garden shed, enclosed to all boundaries.

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.

COUNCIL TAX:

Band E

MONEY LAUNDERING REGULATIONS:

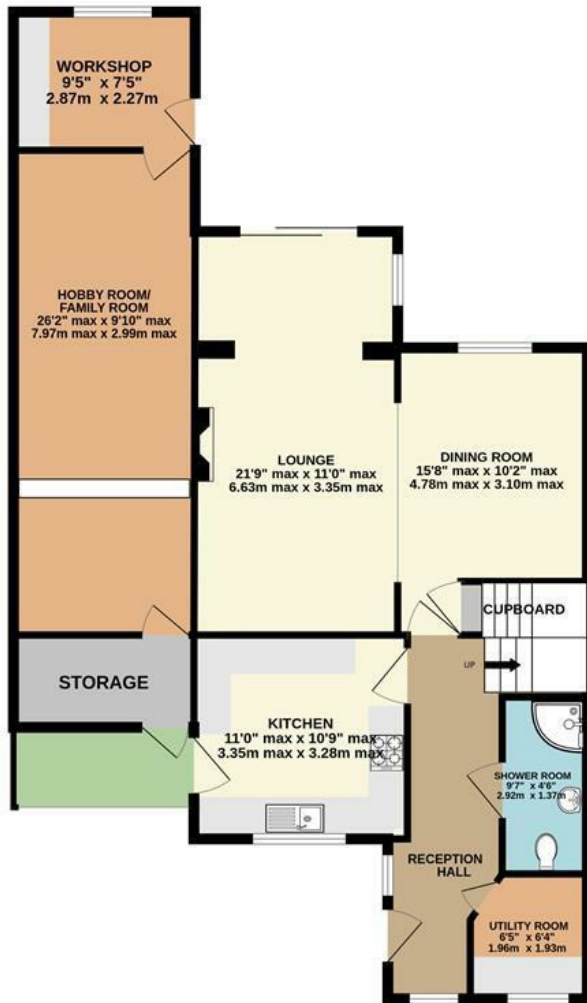
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

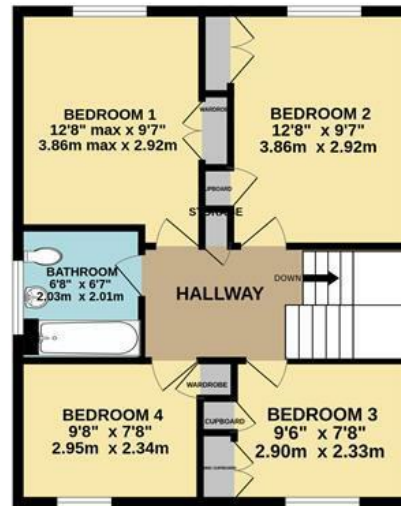
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



4 BEDROOM LINK-DETACHED

TOTAL FLOOR AREA : 1652 sq.ft. (153.4 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 liability is accepted for any omission or mis-statement. This plan is for illustrative purposes only. The services, systems and appliances shown here are for illustrative purposes only and do not represent any specific brand or model. The plan is as shown and is subject to change without notice. The plan is as shown and is subject to change without notice. The plan is as shown and is subject to change without notice.



Energy Efficiency Rating	
Current	Potential
A	
B	
C	
D	
E	
F	
G	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
A	
B	
C	
D	
E	
F	
G	
England & Wales	

