

Allnutt Avenue, Eastrop, Basingstoke, RG21 4BW

Guide Price £700,000

CHEQUERS
Independent Estate Agents

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The property is a spacious well presented character detached family home in the heart of the town centre, set on a generously sized plot which provides scope to extend (subject to planning). The versatile ground floor accommodation includes lounge, 19' kitchen/dining room, utility room, bathroom and 15' family room/bedroom 5. There are four well proportioned bedrooms and a large shower room arranged on the first floor. To the front of the property is a block paved driveway for 3 cars leading to the garage. There is a generously sized garden to the rear.

ENTRANCE HALL:
Composite front door, radiator, stairs with glass balustrades to first floor, under stairs cupboard, tiled flooring,

LOUNGE:
17' x 11'5" (5.18m x 3.48m)
Double aspect, double glazed window to front, double glazed door to rear, fireplace, three radiators, laminate flooring, inset spotlights, wall light points.

FAMILY ROOM/BEDROOM 5:
15'5" x 9' (4.70m x 2.74m)
Double aspect, double glazed windows to front and side. radiator, laminate flooring.

KITCHEN/DINING ROOM:
19'9" x 9'4" (6.02m x 2.84m)
Rear aspect, twin double glazed windows, range of eye and base level units, work surfaces, inset circular sink unit, fitted oven and hob with extractor over, integrated fridge and dishwasher, radiator, inset spotlights, tiled flooring, door to -

UTILITY ROOM:
8'9" x 5'5" (2.67m x 1.65m)
Front aspect, double glazed window, eye and base level units, work surfaces, inset circular sink unit, Harvey water softener, plumbing for washing machine, appliance space, tiled flooring, door to garage, door to -

BATHROOM:
8'9" x 6'5" (2.67m x 1.96m)
Rear aspect, twin double glazed windows, corner bath with mixer tap and shower attachment, low level W.C., vanity unit with inset wash hand basin and cupboards below, heated towel rail, extractor fan, inset spotlights, tiled flooring.

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

BEDROOM ONE:
17' x 11'6" (5.18m x 3.51m)
Double aspect, double glazed windows to front and rear, two radiators, laminate flooring.

BEDROOM TWO:
11' x 9' (3.35m x 2.74m)
Front aspect, double glazed window, radiator, laminate flooring.

BEDROOM THREE:
9' x 9' (2.74m x 2.74m)
Rear aspect, double glazed window, radiator, laminate flooring.

BEDROOM FOUR:
9'5" x 9'5" (2.87m x 2.87m)
Rear aspect, double glazed window, airing cupboard, radiator, laminate flooring.

SHOWER ROOM:
12'4" x 8'9" max (3.76m x 2.67m max)
Restricted head height, side aspect, double glazed window, glass shower cubicle with extractor over, low level W.C., pedestal wash hand basin, two heated towel rails, inset spotlights, tiled flooring.

GARAGE:
17'5" x 10'11" (5.31m x 3.33m)
Remote electric up and over door, light and power, boarded eaves storage, double glazed window, wooden door to garden.

GARDENS:
To the front of the property are twin gates to the block paved driveway for parking up to 3 cars, lawned area with flower and shrub borders, enclosed by low walling. To the rear of the property is a paved patio leading to wooden summer house, lawned area, flower borders, fruit trees, rockery, green house, timber garden shed, outside light and tap, enclosed by fencing.

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
892 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



4 BEDROOM DETACHED

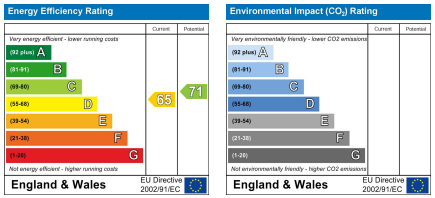
TOTAL FLOOR AREA : 1600 sq.ft. (148.7 sq.m.) approx.

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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