



Novello Close Basingstoke RG22 4LE

Winkworth





## Novello Close

Basingstoke RG22 4LE

### Accommodation

Hallway  
Cloakroom  
Living room  
Kitchen/diner  
Three bedrooms  
Bathroom  
Garage  
Workshop and shed  
South facing rear garden

### Description

This spacious three bedroom terraced home has been stylishly presented for sale with contemporary features throughout, complemented by an attractive décor.

It also benefits from a garage and workshop to the rear, a south facing garden and photovoltaic panels generating electricity – easing those energy bills!



The house has a covered porch with the front door leading into the large kitchen/diner. This kitchen area has been fitted with cream coloured high gloss finish units with soft closing doors. There is a 1½ bowl stainless steel sink unit, an inset induction hob, built-in oven, an integrated dishwasher and a peninsular breakfast bar with additional cupboards underneath.

The rear hallway has a built-in storage cupboard and fitted shelving.

The living room has french doors out to the back garden.

Completing the ground floor is the downstairs loo.

Heading upstairs, there are two good size double bedrooms (one has smart fitted wardrobes – not shown on the floorplan) and a decent size single bedroom.

The bathroom is fully tiled and has a modern white suite with a dual function shower over the bath and underfloor heating.

Moving outside, there is an open plan garden to the front which is laid to lawn.

The rear garden has a good degree of privacy and is south facing. It is paved and terraced with raised flower beds and a fishpond. There is a brick built shed and access into a workshop that leads through into the garage, which has power and light.

The house also has a water softener.

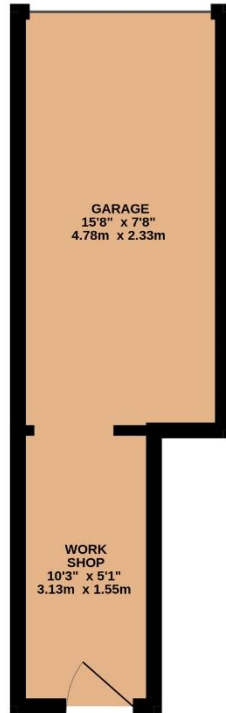




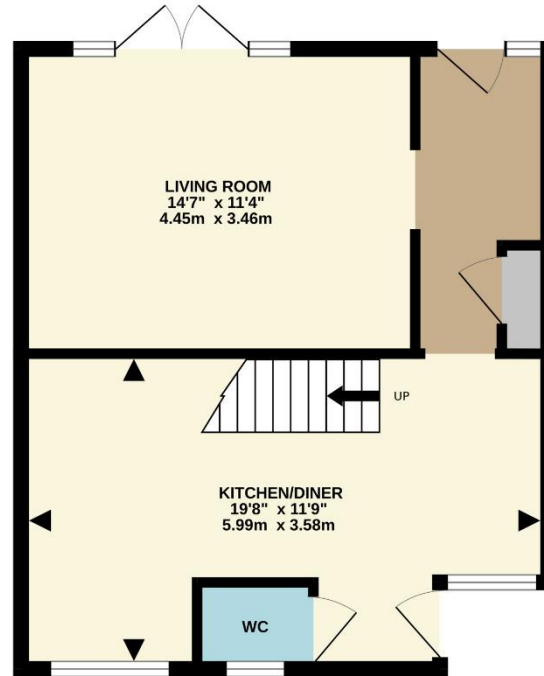
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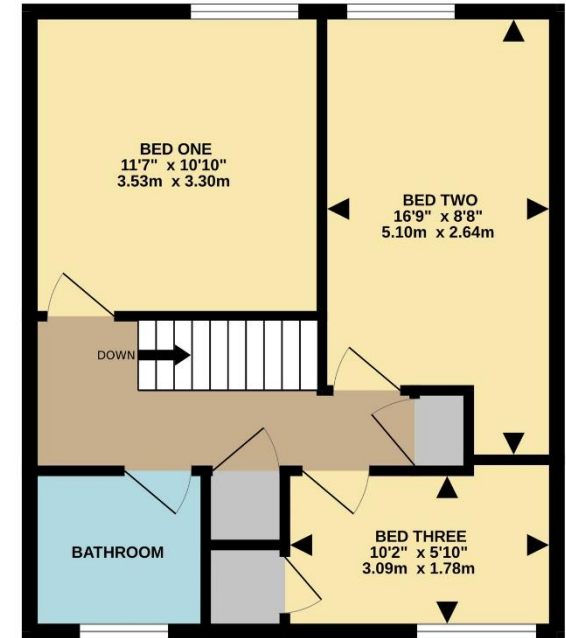
EXTERNAL  
172 sq.ft. (16.0 sq.m.) approx.



GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>84</b>	<b>88</b>
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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## Basingstoke Office

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