



Moths Grace Park Village Basingstoke RG24 9FY



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Accommodation

Hallway
Cloakroom
Study/bedroom four
Kitchen/diner
Three double bedrooms
En-suite shower room
Family bathroom
Garden
Allocated parking

Description

This spacious end terrace townhouse has an elevated position with a pleasant outlook to the front and rear. It is situated within the popular Park Village development, close to open countryside and the North Hampshire hospital.

It offers good size rooms throughout and would make an attractive family home.



The house has a covered porch with the front door leading into an entrance hall, which has tiled flooring that continues through into the large kitchen/diner. This sociable space has a well equipped kitchen area with beech coloured wall and base units and a central island. It has a ceramic 1½ bowl sink unit and an inset gas hob, built-in oven and integrated fridge/freezer. French doors lead out to the rear garden.

To the front of the house is a good size study that could also be used as a fourth bedroom.

Completing the ground floor is the downstairs loo.

Heading up to the first floor, there is a large twin aspect living room with deep windows bringing in lots of natural light and

offering views over a green to the front.

Bedroom two, at the rear, has built-in wardrobes and an ensuite shower room with stylish contemporary wall tiling.

Moving up to the top floor, there are two further bedrooms (with the main one having built-in wardrobes and elevated views to the south) and the family bathroom.

Externally, there is a tidy south facing garden to the rear and this has a paved terrace covered by a glazed veranda. The garden is enclosed with a combination of timber fencing and brick walls and there is a gate to the side.

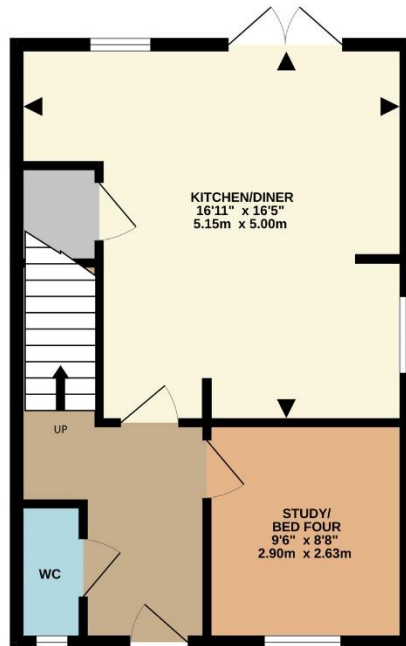
There are two allocated parking spaces in a courtyard to the front in addition to on-street parking.



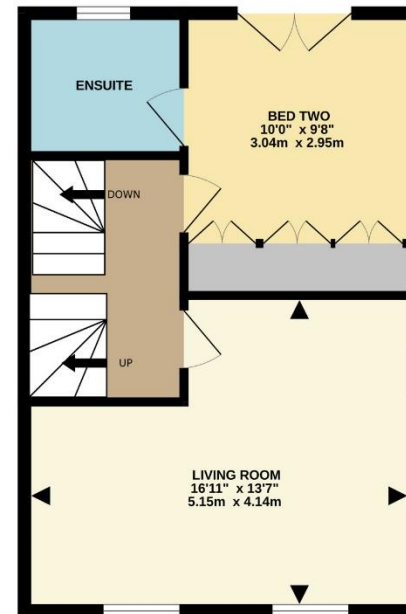
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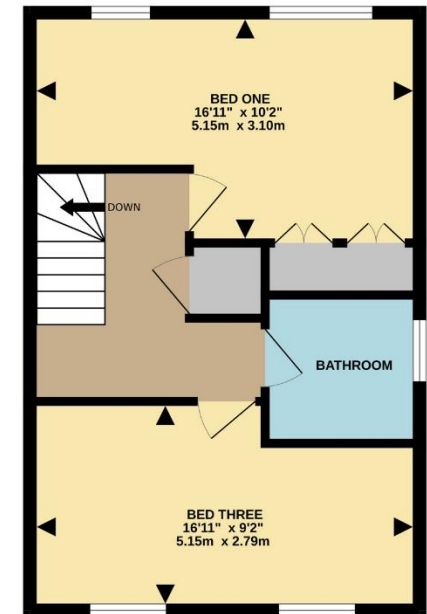
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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-) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | 77 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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