



Foyle Park Basingstoke RG21 3HD

Winkworth



Foyle Park

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Accommodation

Entrance hall
Cloakroom
Living room
Dining room
Sitting room
Kitchen
Utility room
Four bedrooms
En-suite shower room
Family bathroom
Double length garage
Gardens

Description

This spacious four bedroom detached house is set in one of Basingstoke's 'prime locations', within walking distance of the town centre and the railway station, making it an ideal home for the commuter.

There is plenty of scope for alteration and updating to create a long term family home and it is being sold with the benefit of no onward chain!



The house has a covered porch with the front door leading into the entrance hall. Off to the left is the twin aspect living room that continues through into the dining room. There is open access to the sitting room that runs across the rear of the house and offers pleasant views out over the rear garden.

The kitchen adjoins the sitting room and there is tremendous potential to open out this area into a stylish kitchen/family space.

There is a door from the kitchen into an inner lobby that gives access into a large utility room and the garage. Completing the ground floor is the downstairs loo off the hallway.

Heading upstairs, there are four good size bedrooms – three 'doubles' and a large 'single'. The main bedroom

has an en-suite shower room and large windows with far reaching views to the south.

The family bathroom has a bath in addition to a shower cubicle.

Externally, there is a block paved drive to the front and an open plan lawn with silver birch trees and shrub beds. To the rear is a pretty garden with a paved terrace and well stocked flower and shrub beds.

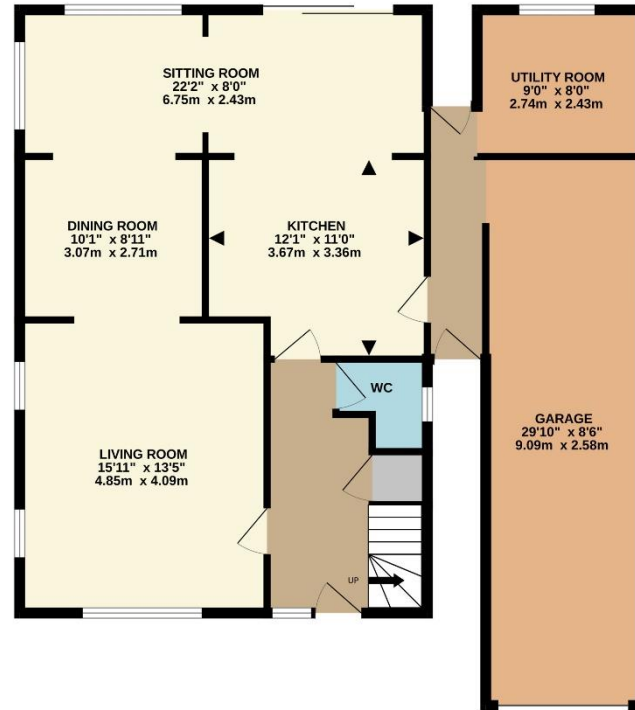
The property also benefits from Photovoltaic panels on the roof, generating electricity during daylight hours.

Agents Note: There have been two incidents of historical subsidence in the property – in the utility room during 1986-1989 and to the side of the living room between 2009-2011. Both have been remedied and the sellers have documentation detailing the issues and resolution.

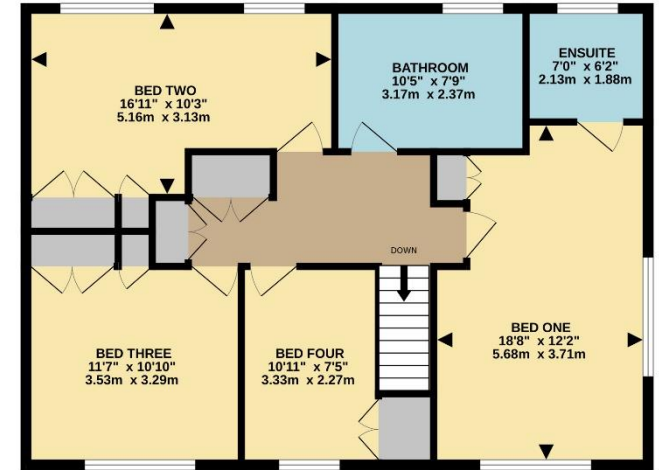


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GROUND FLOOR
1091 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
838 sq.ft. (77.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1928 sq.ft. (179.2 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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