



**£ 535000**

**4 Bed House - Detached, Wood Close, Basingstoke**

Barons Estate Agents are delighted to offer to the market this beautifully presented, 4 bedroom detached family home. The ground floor offers an entrance hall, lounge, an open plan kitchen dining room, conservatory, a refitted WC, and utility. The accommodation to the first floor comprises of master bedroom with refitted en suite, three further bedrooms and refitted family bathroom. To the front of the property there is driveway parking for 4 cars and garage. Further benefits include front and rear garden, gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

## Location

Wood Close is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. The town offers an abundance of eateries, pubs, and two theatres. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

## Tenure

Freehold

## Council Tax

Band E

## Extra Services

Barons Estate Agents 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.

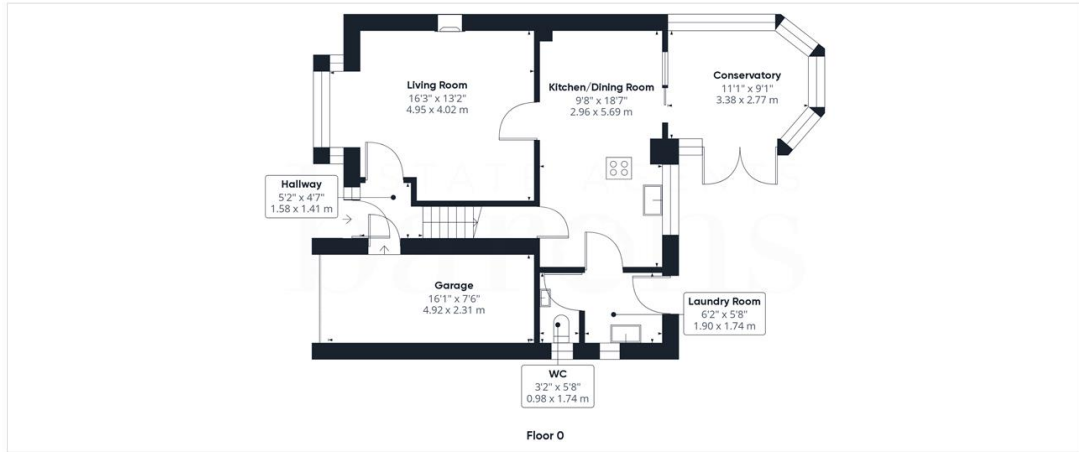
## 🏠 KEY POINTS & FEATURES

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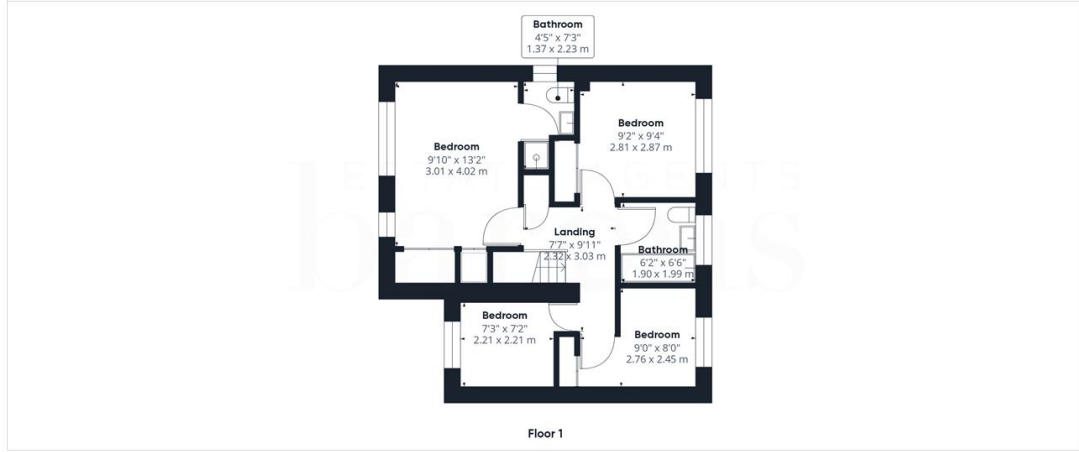
- 🏠 Detached
- 🏠 Kitchen/Breakfast Room
- 🏠 Garage & Driveway Parking
- 🏠 4 Bedrooms
- 🏠 Living Room
- 🏠 Sought After Location
- 🏠 Open Plan, Refitted Kitchen/Dining Room
- 🏠 Refitted En Suite & Family Bathroom
- 🏠 Rarely Available







Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1204.05 ft<sup>2</sup>  
111.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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