



**£ 599995**

**4 Bed House - Detached, Hollyhock Close, Kempshott, Basingstoke**

Barons Estate Agents are delighted to present this immaculately presented, extended four bedroom detached property, situated in a cul de sac location in Kempshott. Internally on the ground floor, there is a grand entrance hallway, with a cloakroom and two storage cupboards, and an open plan living room/kitchen/dining room, a utility room and access to the integral garage which has been fully insulated, new electrics and with an electric roller door. The open plan area features part of the extension, with bifold doors, velux windows as well as a refitted kitchen with quartz worktops, a log burner, Karndean flooring and underfloor heating. Upstairs, there are four bedrooms, two modern ensembles and a family bathroom. Externally, the property boasts a shingle driveway with ample parking, and an enclosed rear garden with artificial lawn and a porcelain patio area. Additional benefits include gas central heating (with a recently replaced boiler), double glazing throughout (replaced in 2022), all new electrics throughout including the consumer unit and replaced soffits and fascias. An early viewing of this exceptional home would be strongly recommended by the vendor's sole agent.

## Location

Hollyhock Close is in the sought after Kempshott area. Offering relatively easy access to Basingstoke town centre and its wealth of amenities such as Festival Place shopping, mainline train station and a large selection of pubs, bars and restaurants. Kempshott is situated to the west of Basingstoke and offers a retail park, good local schooling along with good access to the M3, country walks and the village of Oakley.

## Tenure

Freehold

## Tax Band

Tax Band D

## 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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- 🏠 Extended Four Bedroom Detached Home
- 🏠 Three Bathrooms & Cloakroom
- 🏠 Spacious Entrance Hallway
- 🏠 Open Plan Living Room/Kitchen/Dining Room
- 🏠 Utility Room
- 🏠 Integral Garage
- 🏠 Enclosed Rear Garden
- 🏠 Driveway Parking
- 🏠 Recently Renovated

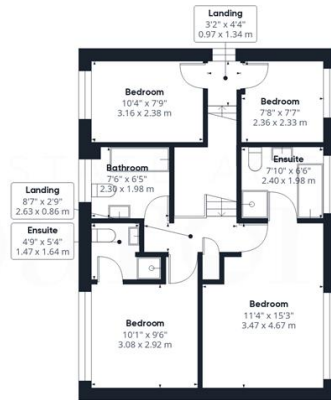








Floor 0



Floor 1

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**barons**

**Approximate total area<sup>®</sup>**

1603.9 ft<sup>2</sup>

149.01 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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