



**£ 725000**

**7 Bed House - Detached, Majestic Road, Basingstoke**

Barons Estate Agents are delighted to offer to the market this extremely well presented family home. The accommodation is spread over 3 floors. On the 2nd floor there is a landing leading to 2 double bedrooms. The first floor enjoys a landing leading to the master bedroom with dressing room and 4 piece ensuite, bedroom 2 with ensuite shower, 3 further bedrooms and family bathroom. The ground floor benefits from an entrance hall, cloakroom, formal lounge, utility room, re fitted kitchen with island opens to the dining room which again opens to further lounge area. To the front of the property there is driveway parking and a double width garage. The rear garden enjoys a 2 patio areas, flower and shrub borders and a lawn retained by dwarf wall. The garden is fully enclosed and backs onto a wooded area offering a good deal of privacy. Viewing is unquestionably recommended.

## Location

Majestic Road is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and Retail Park which includes Sainsbury Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer's Store. 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 along with many local golf courses.

## Tenure

Freehold

## Council Tax

Band F

## 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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🏠 7 Bedrooms

🏠 Re fitted Kitchen

🏠 Double Glazed

🏠 3 Bathrooms

🏠 Utility Room

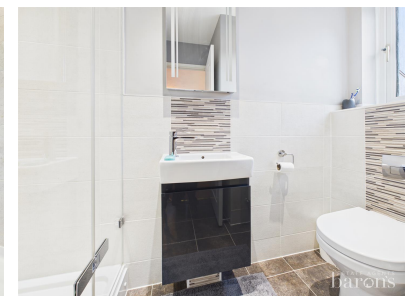
🏠 Garden

🏠 3 Reception Areas

🏠 Cloakroom

🏠 Double Garage







Floor plan of the first floor showing the following rooms and dimensions:

- DOUBLE GARAGE
- LOUNGE: 20'1" x 11'5" (6.10m x 3.52m)
- ENTRANCE HALL: 14' x 11' (4.27m x 3.35m)
- CLONK ROOM: 10' x 10' (3.05m x 3.05m)
- UTILITY ROOM: 8'5" x 4'10" (2.57m x 1.47m)
- DINING ROOM/KITCHEN: 20'8" x 15'9" (6.13m x 4.80m)
- LOUNGE AREA: 12'7" x 10'7" (3.84m x 3.23m)

The second floor plan includes the following rooms and dimensions:

- Bedroom 1:** 13'11" x 9'0" (3.62m x 2.66m)
- Bedroom 2:** 11'0" x 11'0" (3.40m x 3.40m)
- Bedroom 3:** 12'0" x 15'0" (3.66m x 4.57m)
- Bedroom 4:** 13'7" x 10'10" (4.09m x 3.30m)
- Bathroom 1:** 5'0" x 7'0" (1.52m x 2.29m)
- Bathroom 2:** 5'0" x 6'0" (1.52m x 1.83m)
- Dressing Room:** 5'0" x 6'0" (1.52m x 1.83m)
- Wardrobe:** 12'0" x 10'0" (3.66m x 3.05m)

The plan also shows a central staircase, a linen closet (LINEN), and an entrance (ENTRANCE) to the floor.

The first floor plan shows a symmetrical layout. At the top and bottom are 'EAVES STORAGE' areas. The central part of the floor consists of a 'LANDING' with a staircase leading up. On either side of the landing is a 'BEDROOM'. Each bedroom is labeled with dimensions: '15'3" x 13'0" 4.66m x 3.97m'. Above the landing is a 'CUPBOARD' area. The bedrooms are marked with a cross-hatch pattern, and the landing has a square with a cross-hatch pattern.

Measurements are approximate. Not to scale. Illustrative purposes only  
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