





Right Choice Estate Agents are delighted to offer to the market this well presented, modern and detached family home in the popular Gillies Meadow. The ground floor accommodation offers a traditional entrance hallway leading to a living room, kitchen/dining room, study, utility and w/c. The first floor benefits from four bedrooms and a family bathroom, the master bedroom also boasts the practical benefit of an en suite shower room. Externally the property has solar panels, a private enclosed rear garden, garage and driveway parking.

Location: Gillies Meadow is a modern, sought-after development offering stylish homes in a peaceful, well-connected setting with landscaped green spaces. The area is ideal for commuters as it offers excellent transport links including the nearby A340, A339 and A33, as well as great public transport including a fast train service to London Waterloo taking less than an hour. The area also offers easy access to Basingstoke town centre which boasts great shops and restaurants. Residents enjoy a friendly community feel, contemporary design, and convenient proximity to schools, parks, and amenities, making Gillies Meadow a superb place to call home.

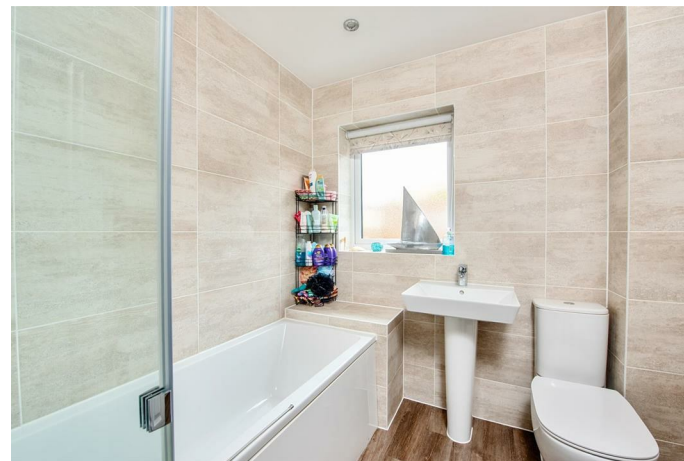
Tenure: Freehold.


Local Authority: Basingstoke & Deane Borough Council, Tax Band F

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.



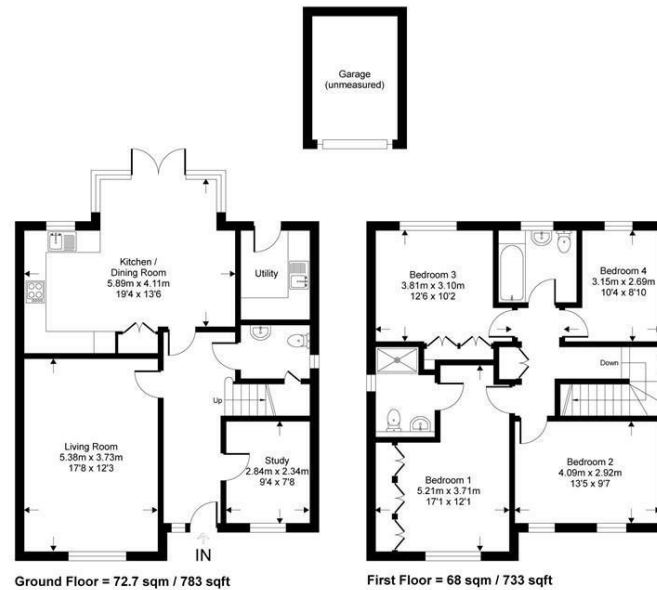




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

### Mulligan Way

Approximate Gross Internal Area = 140.8 sq m / 1516 sq ft (excludes garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100