



NO ONWARD CHAIN

Right Choice Estate Agents are delighted to offer to the market this beautifully presented semi-detached family home. Built in 2021, the property is located within the highly desirable area of Hounsme Fields. This spacious town house offers flexible accommodation for modern living.

The ground floor is comprised of an entrance hallway, study/fourth bedroom, a W/C and a spacious kitchen dining room which leads into the corner plot garden. The first floor offers the generous living room, third bedroom and the family bathroom. The second floor provides the master bedroom with fitted sharps wardrobes and an ensuite shower room as well as the second bedroom.

Externally the large corner plot allows for a good size family garden as well as additional driveway space giving parking for 3 vehicles in addition to the garage. There is also potential to park a large motorhome or caravan to the side of the property.

Additional features include, dual aspect views from most rooms providing fantastic natural light, a vent-axia ventilation system, outside electric points and tap, electric garage door and marble tiles in the bathrooms.

Location: Hounsme Fields is a vibrant new community of contemporary homes in Basingstoke. Set against a backdrop of green space with parks, footpaths and cycleways, Hounsme Fields combines semi-rural peace with excellent commuter links just minutes from the A30, Junction 7 of the M3 and Basingstoke station for direct services to London and beyond.

Perfect for families and professionals alike, the development benefits from many amenities including a Tesco Express, primary school, nursery and community hub. With easy access to shops, dining and leisure in Basingstoke town centre, this is a place to call home.

Tenure: Freehold

Estate Charge: approximately £250 per year

Local Authority: Basingstoke & Deane Borough Council - Band E

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

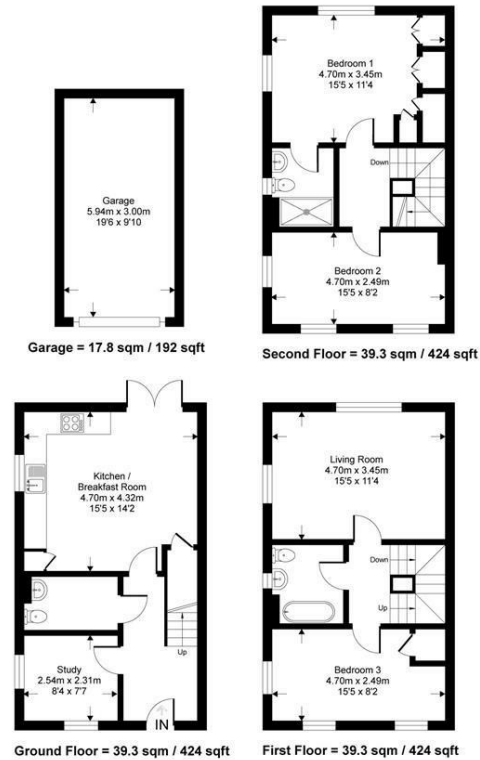




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Linseed Way

Approximate Gross Internal Area = 118.1 sq m / 1272 sq ft
 Approximate Garage Internal Area = 17.8 sq m / 192 sq ft
 Approximate Total Internal Area = 135.9 sq m / 1464 sq ft



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.

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