RightChoice
ESTATE AGENTS

01256 588771

rightchoiceestateagents.co.uk

Balata Way, Basingstoke, RG24 9YP

£600,000 Freehold

RightChoice
ESTATE AGENTS

Right Choice Estate Agents are delighted to offer to the market this immaculately presented four bedroom detached home, built by David Wilson Homes in 2019 situated on the edge of the sought-after Gillies Meadow development in Rooksdown opposite The Spinney woodland avenue.

This tastefully decorated family home offers well designed accommodation and specific features making it ideal for modern living, including an enclosed southerly aspect rear garden, double driveway with installed EV charging point, solar panels, and integrated kitchen appliances.

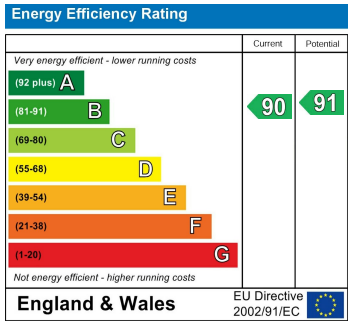
On entering the property, you are welcomed by a traditional entrance hallway that sets the tone for the spacious accommodation throughout. The heart of the home is the kitchen dining room with adjacent utility room which overlook the garden and provide access via French doors. There is a generous lounge and study which provides valuable flexible space, ideal as a playroom, or home office, the downstairs W/C essential for families completes the ground floor.

Upstairs, the property continues to impress with four very well proportioned bedrooms. The main and second bedrooms both benefit from built in wardrobes. There is a practical family bathroom, and the main bedroom also boasts an ensuite shower room.

Externally, the property provides a good size enclosed family garden, offering a safe and private space. To the side of the property is a partly converted garage, with driveway parking in front providing ample off-road parking.

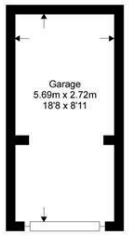
Further benefits include double glazing, gas radiator heating, outside power points, outside tap, side access to garden, access to additional communal parking.

Gillies Meadow is well located in Basingstoke, offering convenient access to the A339, B3400 and M3, making it ideal for commuters and families alike. Basingstoke town centre is within easy reach and provides extensive shopping and leisure facilities, along with a mainline railway station offering direct services to London Waterloo.



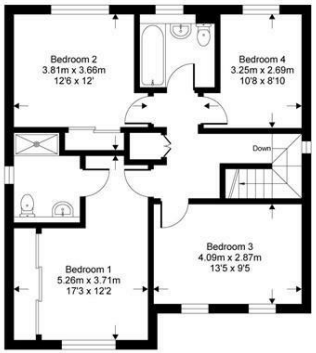
Balata Way

Approximate Gross Internal Area = 137.1 sq m / 1476 sq ft
Approximate Garage Internal Area = 15.4 sq m / 166 sq ft
Approximate Total Internal Area = 152.5 sq m / 1642 sq ft



Garage = 15.4 sqm / 166 sqft

Ground Floor = 70.6 sqm / 761 sqft



First Floor = 66.4 sqm / 715 sqft

Whilst every attempt has been made to ensure the accuracy or 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.

RightChoice

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