



\*Closed Onward Chain\* Right Choice Estate Agents are delighted to present this beautifully extended and fully refurbished semi-detached family home, ideally situated on the highly sought-after Clarke Estate. The ground floor offers a welcoming traditional entrance hallway, leading to a stunning refitted kitchen/dining room, complete with underfloor heating and bi folding doors, perfect for modern family living. Additional accommodation includes a living room, separate dining room, a practical utility area, and a convenient downstairs WC. Upstairs, the property features three well-proportioned bedrooms and a stylishly refitted family bathroom. Externally, the home boasts a generous, enclosed rear garden ideal for entertaining or family use, along with a garage and driveway providing ample off-road parking

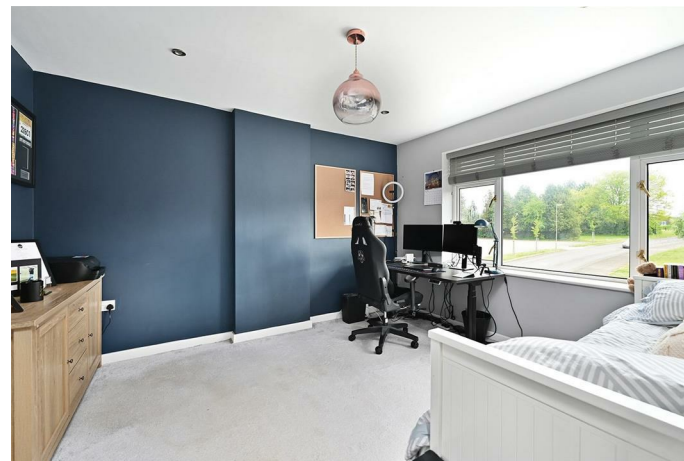
Location: This well-established residential area is known for its quiet streets, green open spaces, and strong sense of community. Ideally positioned for families and professionals alike, the Clarke Estate offers easy access to local schools, shops, and amenities, with excellent transport links to Basingstoke town centre and the M3. A desirable location combining convenience, comfort, and everyday practicality.


Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band D

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

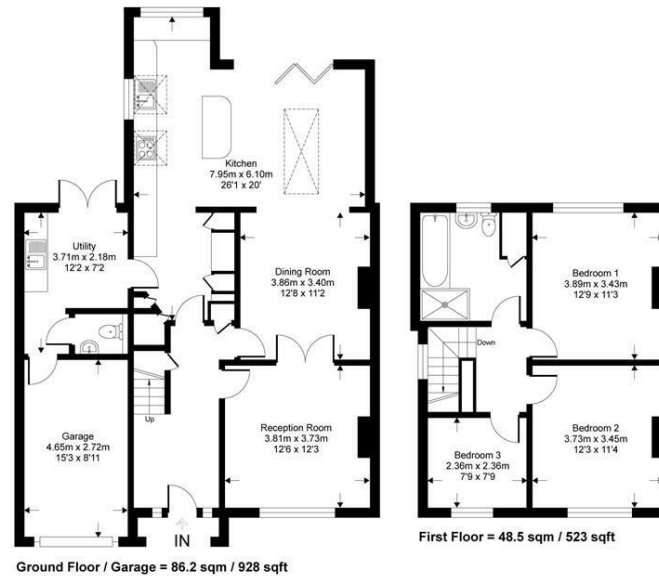




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

### Elmwood Way

Approximate Gross Internal Area = 122.1 sq m / 1315 sq ft  
 Approximate Garage Internal Area = 12.6 sq m / 136 sq ft  
 Approximate Total Internal Area = 134.7 sq m / 1451 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.



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