



Right Choice Estate Agents are delighted to offer to the market this well presented four bedroom semi-detached family home. Built in 2020 by David Wilson the property is situated on the edge of the sought-after Gillies Meadow development in Rooksdown.

On entering the property, you are welcomed by a traditional entrance hallway that sets the tone for the spacious accommodation. The ground floor is comprised of a substantial living room, well equipped kitchen and downstairs w/c.

The first floor provides a family bathroom, a generous double bedroom and the fourth bedroom which would also make an excellent home office or study.

The second floor offers a further two generous double bedrooms and a jack & jill shower room adjacent to the master bedroom.

Externally, the property provides an enclosed rear garden with side access, garage with driveway parking and access to visitor parking.

Further benefits include double glazing, gas radiator heating, being under an NHBC till 2030 and solar panels.

Gillies Meadow is well located in Basingstoke, offering convenient access to the A339, B3400 and M3, making it ideal for commuters and families alike. The area provides many amenities within walking distance including a mini supermarket, coffe shop, hair dressers, parks and schools. 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.

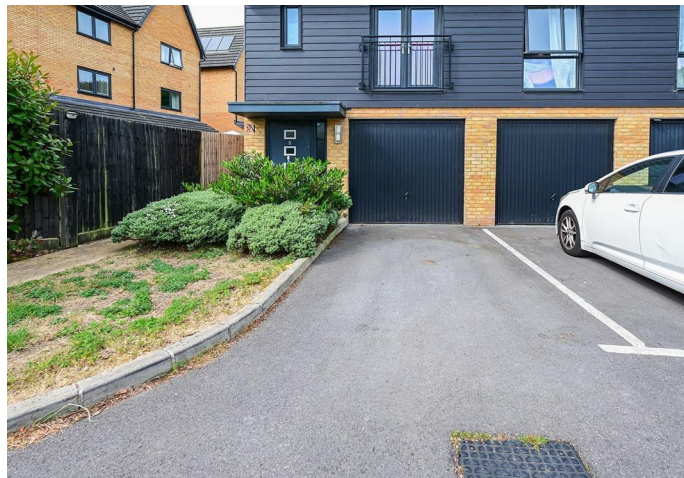
Tenure: Freehold with no estate charge.

EPC Rating: B

Local Authority: Basingstoke & Deane Borough Council, Tax 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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