



Cliddesden Road Basingstoke RG21 3ER

Winkworth



Cliddesden Road

Basingstoke RG21 3ER

Accommodation

Entrance hall
Living room
Dining room
Kitchen/breakfast room
Utility and cloakroom
Five bedrooms
En-suite
Family bathroom
Garage
Gardens

Description

A modern semi-detached home built to replicate the grandeur and elegance of the Edwardian houses in this sought after road on the northern edge of Basingstoke's town centre, within walking distance of the mainline railway station.

With accommodation spread over three floors it has plenty of room and having so many facilities and amenities within walking distance, it will make a perfect long term family home.



The long wide entrance hall works its way through the ground floor with double doors opening out into the stunning kitchen/breakfast room. This has a vaulted ceiling at the far end and an extensive range of high gloss finish units complemented by polished granite work surfaces and a ceramic 1½ bowl sink unit. It also has an integrated fridge/freezer and dishwasher and french doors to the back garden.

The twin aspect living room has a central fireplace and further french doors to the garden.

The dining room is set to the front and has a deep bay window. Completing the ground floor is a utility room and downstairs loo.

Heading up to the first floor, the main bedroom has windows to the front and rear and two built-in double wardrobes. The en-suite is stylishly fitted with a large shower cubicle, wc and wash basin. There are two further bedrooms and a fifth bedroom currently used as a study. The family bathroom has a white suite with a bath, wc and wash basin. Heading up again to the top floor, there is a large bedroom, perfect for a teenager or hobby room.

Externally, there is an attached garage with access from the house. There are two parking spaces to the front.

The west facing rear garden is a bit of a sun trap and has a brick paved terrace with shingle sitting areas. It has tiered well stocked, flower and shrub beds.



Cliddesden Road

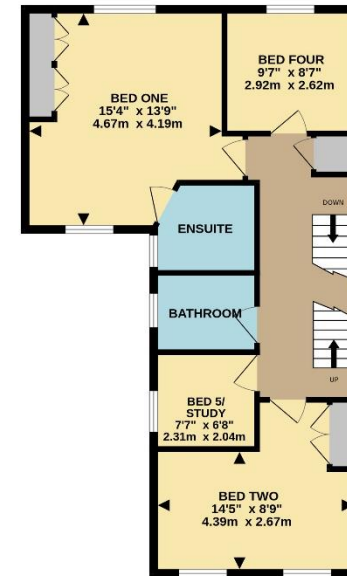
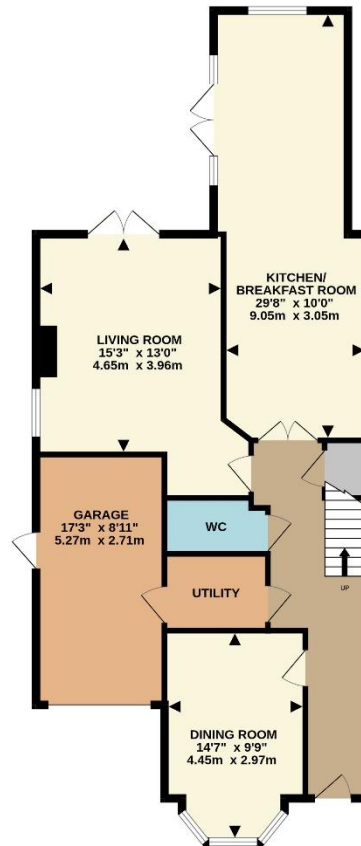
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GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.

1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.

2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1947 sq.ft. (180.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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