



**Broadhurst Grove** Lychpit Basingstoke RG24 8SB





## Broadhurst Grove

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### Accommodation

Hallway  
Cloakroom  
Living room  
Dining room  
Study  
Kitchen  
Utility room  
Four bedrooms  
En-suite  
Family bathroom  
Double garage  
Large gardens

### Description

This good looking four bedroom home is available for a quick move with no onward chain and has a very large corner plot giving decent size gardens to both front and rear. It also has planning consent to significantly extend to the rear to make it a very substantial five bedroom house.

The property is also within the catchment area for the popular Old Basing infant and junior schools.





The house has a wide central hallway with double doors to the left leading into the twin aspect living room, which has a fireplace and patio doors out to the rear garden.

Across the hallway is a spacious study (suitable for home working) and the kitchen, which has natural wood finish cupboards with an inset gas hob and built-in oven and grill.

The extension has provided a large dining room with further doors out to the garden and a large utility room at the far end. Completing the ground floor space are two storage cupboards and a downstairs cloakroom.

Heading upstairs, there is a landing that gets lots of natural light from a large window.

There are four bedrooms, three of which could take double beds. The largest bedroom has a luxurious en-suite shower room that has floor and wall tiling with a large heated mirror on the far wall. The family bathroom has a 'spa' bath and has underfloor heating (as does the en-suite).

Moving outside, parking is good with a double garage and driveway space for three cars.

The front garden has a good size lawn with a side gate leading through to the rear garden, which is a particular feature of this home. It is south west facing and has a high degree of privacy. A paved terrace runs along the back of the house with a large lawn beyond and a children's play area to one side.



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GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.

1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1595 sq.ft. (148.2 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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