



Balmoral Way, Basingstoke, Basingstoke, RG22 4YB

£485,000 - Freehold



Barons Estate Agents are delighted to offer to the market this extended 4 bedroom detached family home. The ground floor offers an entrance hall, lounge, dining room, kitchen, utility and WC. The accommodation to the first floor comprises of master bedroom with en suite, three further bedrooms and family bathroom. To the front of the property there is driveway parking for at least 2 cars and garage. Further benefits include front and rear garden, gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

Key Points and Features

- Extended
- Kitchen
- WC, Family Bathroom, En Suite
- Detached
- Dining Room
- Garage & Driveway
- 4 Bedrooms
- Utility
- Private Enclosed Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location

Balmoral Way is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. The town offers an abundance of eateries, pubs, and two theatres. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band E

Viewing Arrangements

Strictly by appointment through Barons Estate Agents.

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.