



Hollyhock Close, Kempshott, Basingstoke, RG22 5RF

£599,995 Guide price - Freehold



Barons Estate Agents are delighted to present this immaculately presented, extended four bedroom detached property, situated in a cul de sac location in Kempshott. Internally on the ground floor, there is a grand entrance hallway, with a cloakroom and two storage cupboards, and an open plan living room/kitchen/dining room, a utility room and access to the integral garage which has been fully insulated, new electrics and with an electric roller door. The open plan area features part of the extension, with bifold doors, velux windows as well as a refitted kitchen with quartz worktops, a log burner, Karndean flooring and underfloor heating. Upstairs, there are four bedrooms, two modern ensuites and a family bathroom. Externally, the property boasts a shingle driveway with ample parking, and an enclosed rear garden with artificial lawn and a porcelain patio area. Additional benefits include gas central heating (with a recently replaced boiler), double glazing throughout (replaced in 2022), all new electrics throughout including the consumer unit and replaced soffits and fascias. An early viewing of this exceptional home would be strongly recommended by the vendor's sole agent.

## Key Points and Features

- Extended Four Bedroom Detached Home
- Open Plan Living Room/Kitchen/Dining Room
- Enclosed Rear Garden
- Three Bathrooms & Cloakroom
- Utility Room
- Driveway Parking
- Spacious Entrance Hallway
- Integral Garage
- Recently Renovated



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		86
(55-68)	D	76	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Location

Hollyhock Close is in the sought after Kempshott area. Offering relatively easy access to Basingstoke town centre and its wealth of amenities such as Festival Place shopping, mainline train station and a large selection of pubs, bars and restaurants. Kempshott is situated to the west of Basingstoke and offers a retail park, good local schooling along with good access to the M3, country walks and the village of Oakley.

## Tenure

Freehold

## Local Authority

Basingstoke & Deane Borough Council

## Tax Band

Tax Band D

## Viewing Arrangements

Strictly by appointment with 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.