



**£ 535000**

**4 Bed House - Detached, Furzelea Way, Basingstoke**

Barons Estate Agents are delighted to offer to the market this beautifully presented, 4 bedroom detached, family home. The ground floor offers a larger than average, open plan kitchen/dining room with built in appliances, dual aspect living room, utility cupboard and wc. The first floor offers 2 double bedrooms and 2 en suites. The second floor offers 2 further double bedrooms and family bathroom. The property also boasts a private enclosed, landscaped rear garden as well as driveway parking for at least 3 cars. Further benefits include; double glazing, gas central heating, a sought after location and around 4.5 years remaining on the NHBC. An early viewing is highly recommended by the owners sole agent.

## Location

Furzelea Way is situated on the popular development of Rooksdown. Conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

## Tenure

Freehold

## Council Tax

Band F

## Extra Services

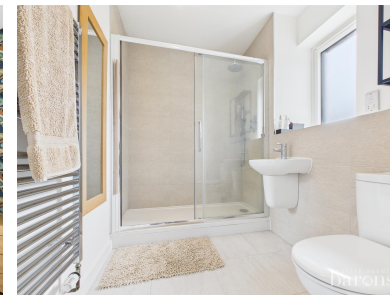
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏡 KEY POINTS & FEATURES

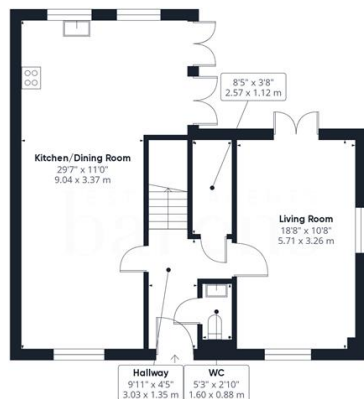
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- |                               |                                      |                                |
|-------------------------------|--------------------------------------|--------------------------------|
| 🏡 Rarely Available            | 🏡 4 Bedroom Detached                 | 🏡 Kitchen/Dining Room          |
| 🏡 Living Room                 | 🏡 WC, Family bathroom & 2 En Suite's | 🏡 Private Encloser Rear Garden |
| 🏡 Driveway Parking For 3 Cars | 🏡 Close to Amenities                 | 🏡 Sought After Location        |

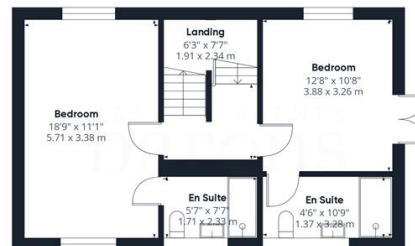




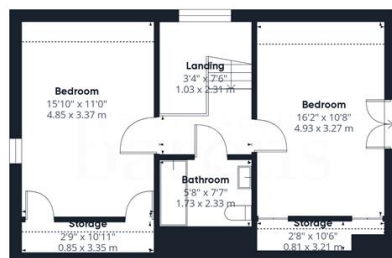




Floor 0



Floor 1



Floor 2

ESTATE AGENTS  
**barons**

**Approximate total area<sup>(1)</sup>**

1696.39 ft<sup>2</sup>

157.6 m<sup>2</sup>

**Reduced headroom**

68.45 ft<sup>2</sup>

6.37 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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