



**Connells**

Appleton Drive  
Basingstoke



### Property Description

Situated in a popular residential area, this well-presented three-bedroom semi-detached house is an excellent choice for families or professionals alike. Offered to the market with no onward chain, the property provides spacious and flexible living accommodation throughout.

Upon entering, you are greeted by a fitted kitchen, ideal for aspiring cooks and everyday family meals. Adjacent to the kitchen is a convenient downstairs WC, perfect for guests. The property flows beautifully into a generous lounge/diner, offering a welcoming space for relaxation and entertaining. Upstairs, there are three good sized bedrooms and a modern family bathroom, providing comfort and functionality for all members of the household.

To the rear, the house benefits from an enclosed low maintenance shingle outside area, offering a private haven for outdoor activities, barbecues, or simply unwinding at the end of the day. Further enhancing the property is the allocated parking, ensuring peace of mind and convenience for residents.



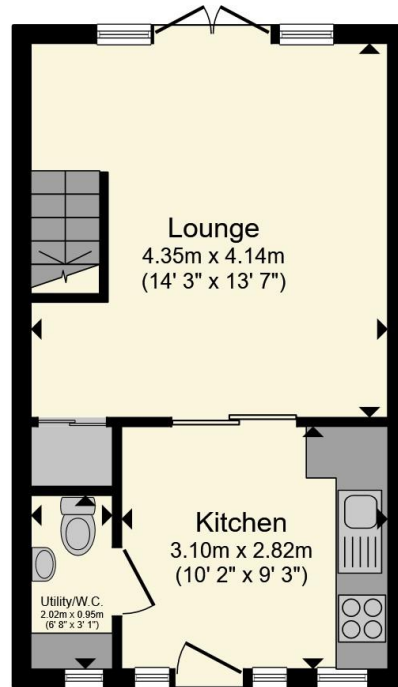
## Area

Located in Marnel Park, the property is just under a 3 mile drive from Basingstoke's Town Centre which houses the Festival Place Shopping Centre and mainline Train station with a direct line to London Waterloo. The local area has convenience stores, parks, schools, a Doctor's surgery and a pharmacy. The property is near to a large open field and woodland area providing opportunity for fresh air and walks. The location also benefits from being close to Chineham Business Park and Chineham shopping centre offering a variety of shops and stores. There is also easy access via car to the A33 and M3 and plenty of public transport options across Basingstoke.

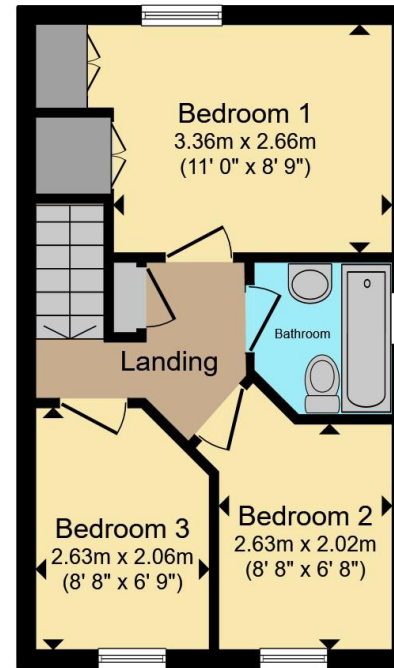








**Ground Floor**



**First Floor**

Total floor area 60.2 m<sup>2</sup> (648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BTK314940](http://connells.co.uk/Property/BTK314940)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BTK314940 - 0006