



**Connells**

Albatross Way  
BASINGSTOKE



## Property Description

Situated on the highly sought after 'On the 18th' development in Basingstoke, this beautifully presented three bedroom detached home offers modern, well-balanced living and is ideal for families. The property further benefits from the remainder of an NHBC warranty, solar panels and EV charging point.

Upon entering, you are welcomed by a bright entrance hall with a convenient downstairs WC. the dual aspect lounge is a standout feature, flooded with natural light and offering a comfortable space for both relaxing and entertaining.

To the rear, the impressive kitchen/diner has been thoughtfully designed with a range of integrated appliances and ample workspace, while large windows and doors allow natural light to pour in and provide direct access to the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms, all of which benefit from excellent natural light.

Externally, the rear garden has been designed with low maintenance in mind, perfect for those seeking an easy to manage outdoor space. A real highlight is the purpose built outbuilding, complete with plumbing and electrics, making it ideal for a home office, gym or studio. To the front, the property offers driveway parking for two vehicles, alongside

the added benefit of an electric vehicle charging point.

## Lounge

16' 3" x 10' 8" ( 4.95m x 3.25m )

Double glazed window to front, double glazed window to side

## W.C

Low level w/c, hand wash basin

## Kitchen/Dining Room

Irregular Shaped Room 16' 3" max x 10' 8" max ( 4.95m max x 3.25m)

Double glazed window to side, double glazed french doors to side, butler style sink, integrated fridge-freezer, integrated washing machine, integrated dishwasher.

## Bedroom 1

10' 8" x 9' 2" ( 3.25m x 2.79m )

Double glazed window to side

## En-Suite

Irregular Shaped Room 9' 10" max x 6' 9" max ( 3.00m max x 2.06m)

Frosted double glazed window to front, double shower cubicle, hand wash basin, low level w/c

## Bedroom 2

Irregular Shaped Room 10' 10" max x 8' max ( 3.30m max x 2.44m)

Double glazed window to side

## Bedroom 3

Irregular Shaped Room 10' 10" max x 7' 10" max ( 3.30m max x 2.39m)

Double glazed window to side

## Outbuilding

15' 11" x 9' 11" ( 4.85m x 3.02m )

Sink with mixer tap and drainer, double glazed window to side, double glazed windows and french doors to rear.

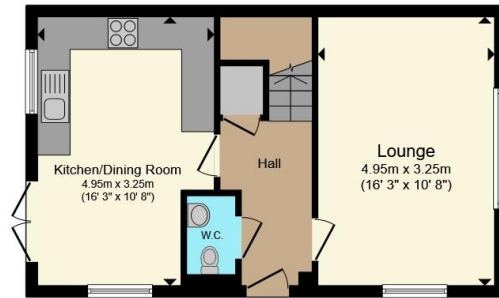
## Bathroom

Double glazed frosted window to front, panel enclosed bathtub, low level w/c, hand wash basin

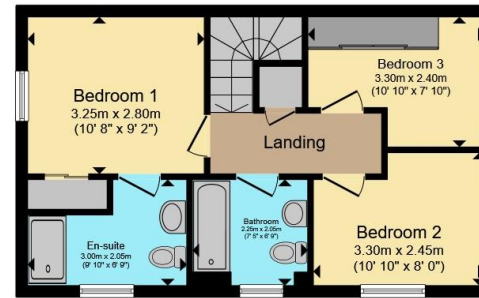




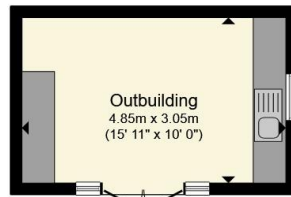




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 97.8 m<sup>2</sup> (1,053 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](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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