



Connells

Albatross Way
BASINGSTOKE

Albatross Way
BASINGSTOKE RG23 7SN

for sale
£550,000



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

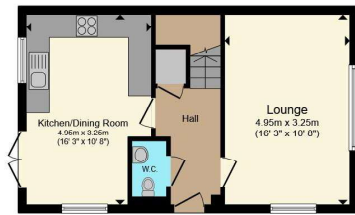
Agents Note

Please note that an Aml fee is chargeable to
the buyer once an offer is accepted to cover
the cost of carrying out the required identity
and anti-money laundering checks. Once
these checks have been completed, the fee
cannot be refunded, even if the property
purchase does not go ahead.

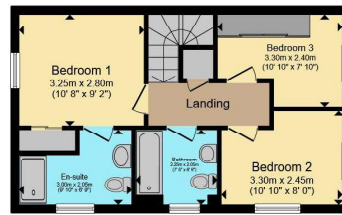




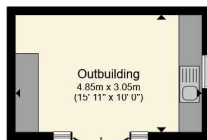




Ground Floor



First Floor



Outbuilding

Total floor area 97.8 m² (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



To view this property please contact Connells on

T 01256 398237
E basingstokesouth@connells.co.uk

56 Broadmere Road Beggarwood
BASINGSTOKE RG22 4AQ

EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/KSH105787



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.

Connells Residential is registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KSH105787 - 0007