



## Three Bedroom Detached House

**Poynings Crescent, Basingstoke, Hampshire, RG21 3AY**

Price: £500,000

- Three Bedroom Detached House
- En Suite to Main Bedroom
- Private Rear Garden
- Refitted Bathroom
- Modern Kitchen
- Downstairs Cloakroom
- Spacious Driveway
- EPC : C (72)





## Description

Bridges Estate Agents are proud to offer to the market with no onward chain this detached three bedroom family home with an ample south east facing garden. The ground floor accommodation comprises a generous entrance hall, a cloakroom, a dual aspect living room with a bay window, a separate dining room, a kitchen, and a summer room. Upstairs there are three double bedrooms, a refitted en suite, a refitted family bathroom, and a separate toilet.

## Outside

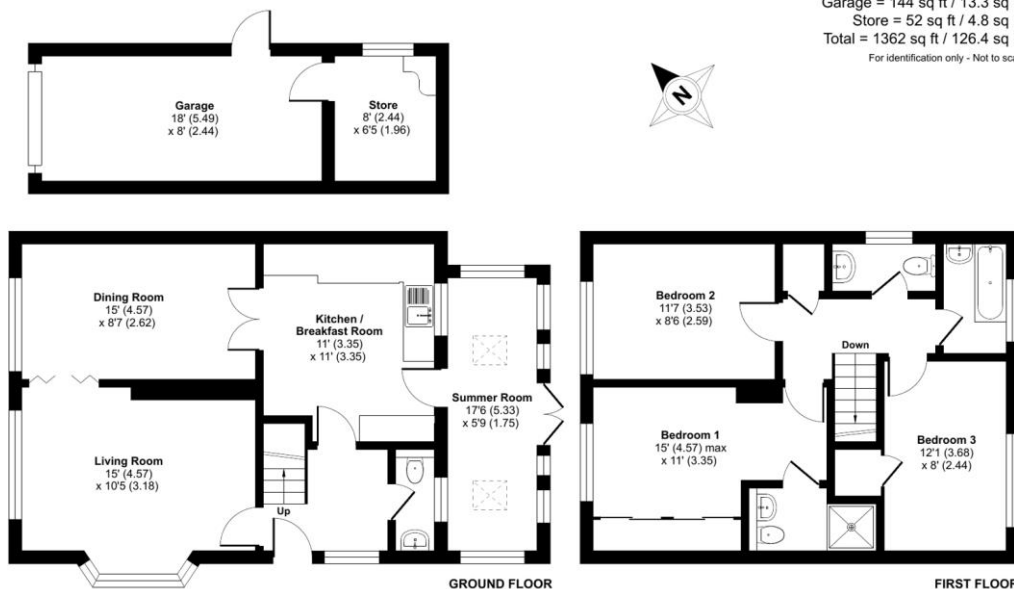
Externally to the front, the property benefits from a driveway for multiple vehicles, with an ample lawn area. To the rear is a generous enclosed rear garden with a southeast facing aspect so it enjoys a lot of sunlight throughout the day. There is a spacious sandstone patio and lawn, both are level so perfect for outdoor entertaining and family life. There is a small pond and to the rear of the garage there is a room with a window, power and lighting which can be used as a home office.

The house is situated amongst other detached homes in a pleasant cul-de-sac located between the town centre and countryside. There is a local Co-Op convenience store nearby, together with schooling and the town centre which is one mile away. Basingstoke offers extensive shopping and recreational facilities including the shops, bars and restaurants of Festival Place. There are sports centres, cinemas, theatres, museums, a concert hall and ten pin bowling. There is a main line railway station with service to London (Waterloo) from 46 minutes and M3 motorway access at Junction 6.

## Floorplan

### Poynings Crescent, Basingstoke, Hampshire, RG21

Approximate Area = 1166 sq ft / 108.3 sq m  
 Garage = 144 sq ft / 13.3 sq m  
 Store = 52 sq ft / 4.8 sq m  
 Total = 1362 sq ft / 126.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ivkhwcom 2024. Produced for Bridges Estate Agents. REF: 1180414



To arrange a viewing please contact:

Tel: 01256 880001

Email: [info@bridges.co.uk](mailto:info@bridges.co.uk)

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