



## Three Bedroom Semi-Detached House

**Viney Close, Hook, Hampshire, RG27 9GD**

Price: £450,000

- Three Bedrooms
- NHBC Warranty Remaining
- Bigger than Average Garden
- Parking for Two Vehicles
- En Suite to Principal Bedroom
- Downstairs Cloakroom
- Well Presented Throughout
- EPC: B (84)



## Description

We are thrilled to bring to market this stunning home, built by Barratt Homes in 2019, located in the sought after Oakwood Grange development. This convenient location offers easy access to Sainsbury's and Whitewater Country Park as well as being just a short distance from the charming village of Rotherwick. The property boasts three bedrooms, including a principal bedroom with an en suite as well as a separate family bathroom and a ground floor cloakroom. The kitchen features a timeless white finish and is fully equipped with a built in fridge/freezer, integrated washing machine, dishwasher, electric oven, and a four burner gas hob. The bright and airy sitting/dining room benefits from ample natural light and a glazed French door with side windows, capturing the morning sun beautifully. The home also offers a generously sized, landscaped garden, bigger than typical for this property type. Additionally, there are two parking spaces in designated bays.

## Outside

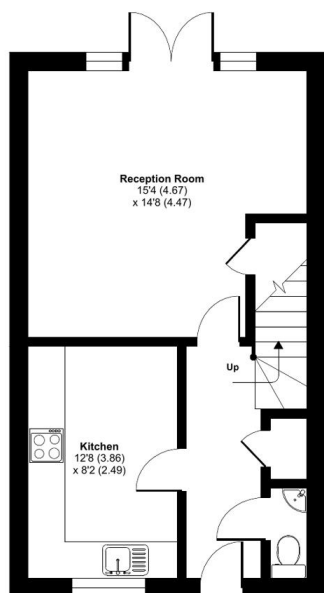
The rear garden is approximately 35 foot deep, it's been landscaped by the current owners and is enclosed with wooden fencing on all sides, there is also a gate to the side. There is a paved patio area a section laid to lawn and railway sleeper enclosed flower bed, a further patio in the rear corner of the garden provides an area that can be used to capture the last of the evening sun. Plus, there is a shed for storage. Parking is allocated in two bays that are back to back, there is also two visitor bays which are not allocated.

## Floorplan

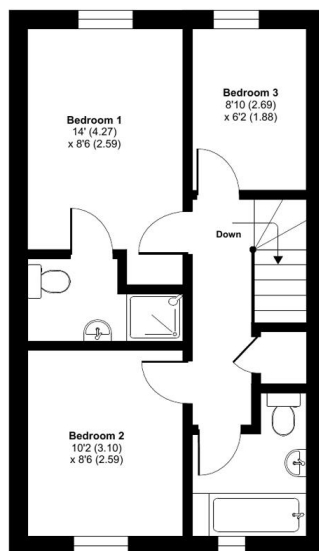
### Viney Close, Hook, Hampshire, RG27

Approximate Area = 846 sq ft / 78.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bridges Estate Agents. REF: 1255772



**TO ARRANGE A VIEWING PLEASE CONTACT:**  
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