

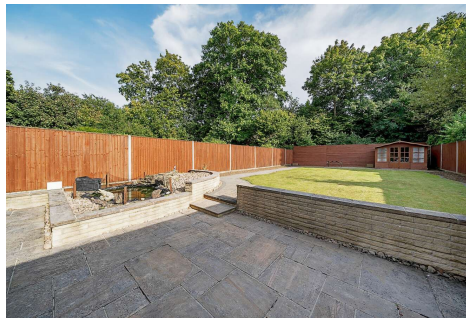
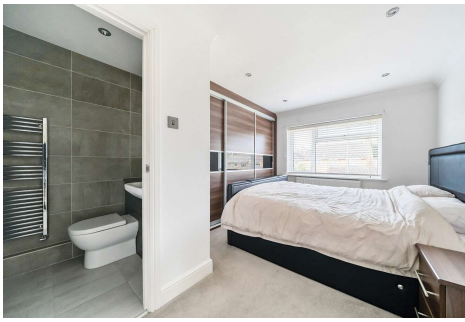


## Three Bedroom Detached House

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

Price: £485,000

- 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 and a dual aspect living room with a bay window - as well as a separate dining room, a kitchen, and a summer room. Upstairs there are three double bedrooms- alongside a refitted en suite, a refitted family bathroom, and a separate toilet. Give us a call today to book your viewing.

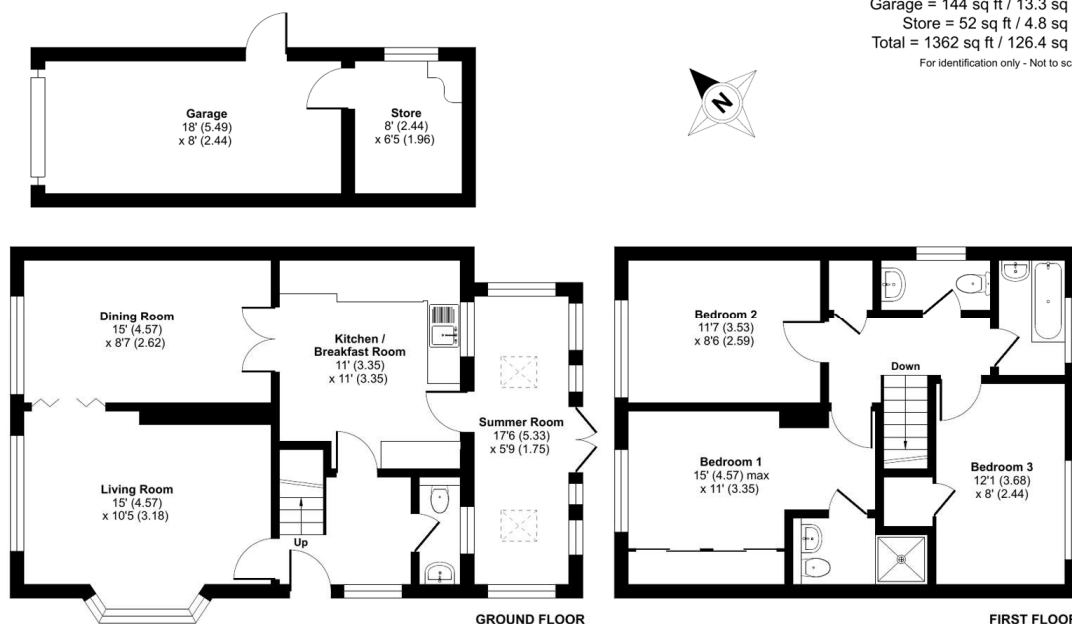
## Outside

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.

## 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). © nichecom 2024. Produced for Bridges Estate Agents. REF: 1180414



**TO ARRANGE A VIEWING PLEASE CONTACT:**  
 Tel: **01256 880001** or Email: **info@bridges.co.uk**



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.