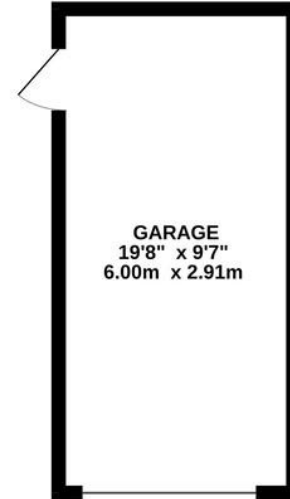
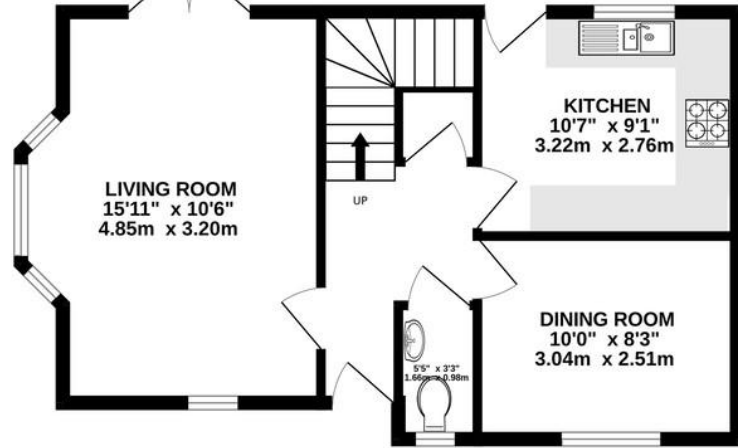
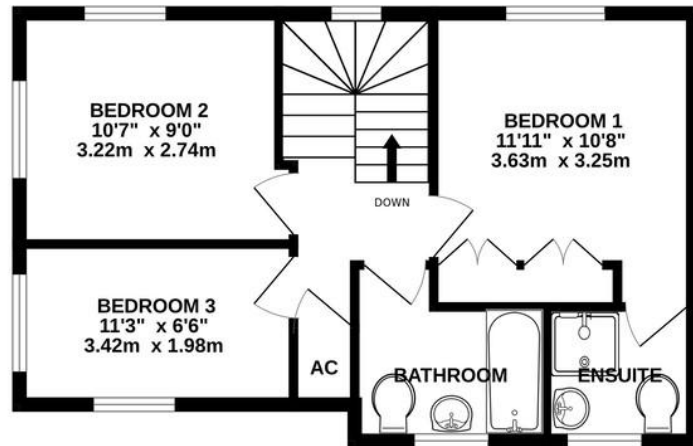




GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FOR SALE**



**Martin & Co Basingstoke**

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**01256-859960**

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

**Bronze Close, Beggarwood, RG22 4UF**

**3 Bedrooms, 2 Bathrooms, Detached House**

**Asking Price Of £425,000**





## Beggarwood

Asking Price Of £425,000

- Three Bedroom Detached Family Home
- Quiet No-Through Road Location
- Triple Aspect Living Room
- Separate Dining Room
- En-Suite To Main Bedroom
- Garage With Driveway Parking
- Larger than Normal Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Situated in a quiet no-through road within the popular Beggarwood development, this well-presented three bedroom detached family home offers spacious and flexible accommodation ideal for modern living. The property features a generous living room, separate dining room, kitchen with garden access, en-suite to the main bedroom, garage and driveway parking, along with an enclosed rear garden. Conveniently located for local shops, schools, green spaces and excellent access to Junction 7 of the M3.

**ENTRANCE HALL** Front door leading into the entrance hall with wood-effect flooring, radiator and window to the front aspect. Stairs rise to the first floor, with doors leading to the main ground floor rooms. There is also a useful downstairs storage cupboard providing practical storage space.

**CLOAKROOM** Ground floor cloakroom fitted with a low-level WC and wash hand basin, with a window to the front aspect and radiator.

**LIVING ROOM** 15' 11" x 10' 6" (4.85m x 3.2m) Good-sized living room enjoying a triple aspect, with bay window to the front and French doors opening onto the rear garden, allowing for plenty of natural light. Wood-effect flooring, radiator and space for a range of seating and living room furniture.

**KITCHEN** 10' 7" x 9' 1" (3.23m x 2.77m) Well-proportioned fitted kitchen offering a range of wall and base units with work surfaces and tiled splashbacks. Inset stainless steel sink with drainer positioned beneath a window overlooking the rear garden. Built-in oven with gas hob and extractor hood over, with space and plumbing for further appliances including washing machine and dishwasher. The room benefits from wood-effect flooring, radiator and recessed ceiling lighting, with a door providing direct access to the rear garden. A wall-mounted boiler is neatly housed within a kitchen cupboard.

**DINING ROOM** 10' 0" x 8' 3" (3.05m x 2.51m) A bright front-aspect dining room with window overlooking the street, allowing plenty of natural light into the space. Well proportioned and versatile, the room comfortably accommodates a family dining table and could also be used as a home office or additional reception if required. Finished with wood flooring and radiator



**FIRST FLOOR LANDING** Spacious first-floor landing with a rear aspect window providing natural light. Doors to all bedrooms and the family bathroom. Airing cupboard housing a hotwater cylinder and additional storage. Loft access and radiator.

**BEDROOM 1** 11' 11" x 10' 8" (3.63m x 3.25m) Main bedroom with rear-aspect window providing natural light. Good size with space for double bed and additional furniture. Includes built-in wardrobes for storage, along with radiator and carpeted flooring

**ENSUITE** Fitted with a corner shower cubicle with glazed screen, low-level WC and pedestal wash hand basin. Obscured window to the rear providing natural light and ventilation, complemented by an extractor fan. Part-tiled walls

**BEDROOM 2** 10' 7" x 9' 0" (3.23m x 2.74m) Dual-aspect double bedroom with good natural light, radiator and carpet, with space for a double bed and furniture.

**BEDROOM 3** 11' 3" x 6' 6" (3.43m x 1.98m) Single bedroom with window to the side providing natural light. Suitable for use as a child's bedroom, study or home office, with radiator and carpeted flooring.

**BATHROOM** Fitted with a panel-enclosed bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Obscured window to the rear providing natural light and ventilation, along with radiator, part-tiled walls and vinyl flooring.



### OUTSIDE

**FRONT** Attractively positioned in Bronze Close, the property features a covered entrance porch, driveway leading to a garage, and a planted front garden with established shrubs.

**REAR** The rear garden is mainly laid to lawn, offering a straightforward outdoor space with scope for landscaping or personalisation. A paved path runs alongside the property, providing access to the rear door and garage, while a timber gate to the side allows convenient access to the front/driveway. Enclosed by brick walling and fencing, the garden provides a practical and private outside area.

**GARAGE** 19' 8" x 9' 7" (5.99m x 2.92m) Single garage with up-and-over door, power and lighting, providing useful storage or parking space. The garage is accessed via the driveway to the side of the property, which offers additional off-road parking.

**KEY FOR BUYERS** Council Tax Band: E  
Local Authority: Basingstoke and Deane  
EPC Rating: C

