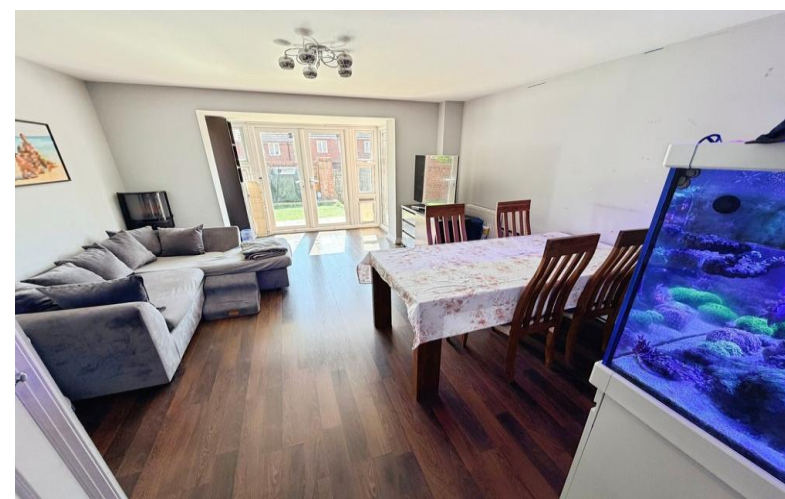


TOTAL FLOOR AREA: 1063 sq.ft. (98.7 sq.m.) approx.

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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**Martin & Co Basingstoke**  
 26 London Street • Basingstoke • RG21 7PG  
 T: 01256-859960 • E: basingstoke@martinco.com

**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.



**FOR SALE**

**Sinclair Drive, Basingstoke, RG21 6AD**

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

**Asking Price Of £399,950**





## Sinclair Drive, RG21

Asking Price Of £399,950

- Three Bedroom Townhouse
- David Wilson Homes Pembridge Design
- Accommodation Over Three Floors
- Living/Dining Room With Garden Access
- Principal Bedroom With En Suite
- Two Further Bedrooms
- Low Maintenance Rear Garden
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A well-presented three bedroom townhouse built by David Wilson Homes to the sought-after Pembridge design, offering spacious and versatile accommodation across three floors. Conveniently located close to the town centre, the property benefits from a modern kitchen/diner, comfortable living space, a top floor principal suite and two further bedrooms. Offered to the market with no onward chain.

DOOR TO

ENTRANCE HALL Stairs to the first floor, radiator.

CLOAKROOM Low-level WC, wash hand basin, radiator.

KITCHEN 11' 7" x 6' 4" (3.53m x 1.93m) Front aspect window, fitted with a range of eye and base level units with work surfaces over and tiled splashback. Integrated oven with four-ring gas hob and stainless steel extractor hood over. The kitchen benefits from included white goods, an integrated fridge/freezer and a washing machine. Tiled flooring and a useful storage cupboard housing the boiler. A well-arranged, compact kitchen offering practical workspace and storage.

LOUNGE 15' 9" x 13' 3" (4.8m x 4.04m) Rear aspect double doors opening onto the garden, providing excellent natural light and a pleasant outlook. A well-proportioned living/dining room with space for both seating and dining areas, finished with wood effect flooring, radiator and a useful under stairs storage cupboard.

FIRST FLOOR LANDING Carpet, radiator and stairs to top floor.

BEDROOM2 13' 3" x 9' 8" (4.04m x 2.95m) Rear aspect windows, a well-proportioned double bedroom ample space



for additional furniture or a desk area. Finished with carpeted flooring and a radiator

BEDROOM3 13' 3" x 9' 8" (4.04m x 2.95m) Front aspect windows, a well-proportioned double bedroom offering good natural light and space for bedroom furniture or a study area. Finished with carpeted flooring and a radiator.

BATHROOM Panel enclosed bath with shower over, low level WC and wash hand basin. The room is finished with part tiled walls, tiled flooring, radiator and benefits from a useful airing cupboard.

SECOND FLOOR LANDING Carpet, storage cupboard, and radiator.

BEDROOM 1 17' 9" x 10' 10" (5.41m x 3.3m) Front aspect window, a spacious and well-proportioned principal bedroom offering excellent space for bedroom furniture along with additional areas for a desk or dressing space. The room further benefits from fitted wardrobes, carpeted flooring, radiator and direct access to the en-suite.

ENSUITE Velux style window providing good natural light, a modern enclosed shower cubicle, low level WC and wash hand basin. The room is finished with part tiled walls, tiled flooring and radiator.



OUTSIDE To the rear of the property is a private, low maintenance garden arranged over two levels, featuring a patio seating area and an area of artificial lawn, ideal for easy upkeep. The garden is enclosed with gated rear access.

The property further benefits from allocated parking for one car.

AREA Sinclair Drive is a modern development conveniently located close to Basingstoke town centre and mainline train station, offering direct links to London Waterloo.

Festival Place provides a wide range of shops, restaurants and leisure facilities, including Waitrose, while The Anvil Concert Hall and Haymarket Theatre offer excellent local entertainment. The property is also well placed for access to the hospital, local schools and major road links via the A33 to Reading, the M3 and M4

MATERIAL INFORMATION Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D  
Basingstoke & Deane

