

TOTAL FLOOR AREA: 999 sq.ft. (92.8 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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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.



ON HOLD

Highfields

3 Bedrooms, 2 Bathroom, End of Terraced House

Asking Price Of £395,000





Highfields

Asking Price Of £395,000

- Three Bedroom End Terrace Home
- No Chain
- Popular Highfields Development
- Detached Garage
- Driveway Parking For Cars
- Kitchen/Dining Room
- Spacious Living Room

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Three bedroom end terrace family home with driveway parking and detached garage. Offering a spacious living room, kitchen/dining room, en suite to the principal bedroom, family bathroom and enclosed north west facing rear garden. Situated within the popular Highfields development.

ENTRANCE HALL Entered via a part glazed front door, the entrance hall is finished with wood effect flooring, neutral décor and recessed ceiling lighting. The hallway provides access through to the main accommodation and offers space for coats and shoes.

CLOAKROOM Fitted with a white suite comprising a low-level WC and corner wash-hand basin with tiled splashback. Finished with wood-effect flooring, radiator and an obscured front-aspect window.

LIVING ROOM 18' 3" x 14' 8" (5.56m x 4.47m) A well proportioned reception room featuring wood effect flooring, front aspect window and staircase rising to the first floor. Ample space for a range of living room furniture and access through to the kitchen/dining room.

KITCHEN/DINER 14' 8" x 9' 0" (4.47m x 2.74m) Fitted with a range of eye and base-level units with work surfaces over, inset sink and drainer, four-ring gas hob with extractor hood over and electric oven below. Integrated dishwasher and washing machine, freestanding fridge/freezer, wall-mounted boiler, radiator and recessed ceiling spotlights. Rear aspect window and double doors opening onto the garden.



Useful understairs storage cupboard with light.

FIRST FLOOR LANDING Carpeted landing with side aspect window, loft access, recessed ceiling spotlight, smoke alarm and airing cupboard housing the hot water cylinder

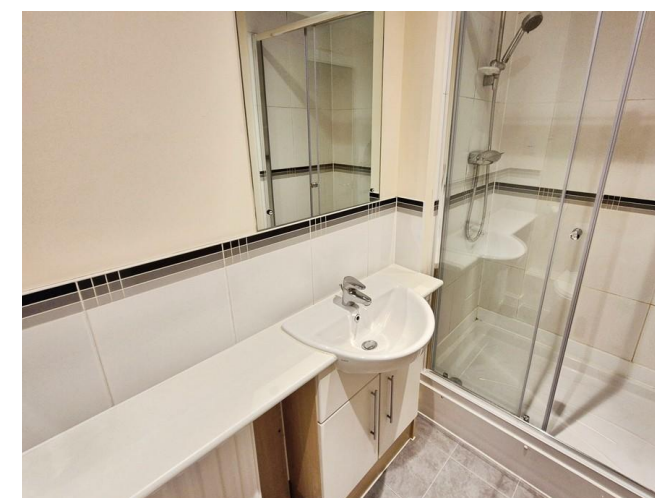
BEDROOM 1 12' 1" x 8' 0" (3.68m x 2.44m) Double bedroom with front aspect window, radiator, fitted carpet

ENSUITE Fitted with a white suite comprising an enclosed shower cubicle with glazed sliding doors, wash hand basin with storage cupboard below, low-level WC and fitted work surface. Tile-effect luxury vinyl tiles, part-tiled walls, radiator, extractor fan and recessed ceiling spotlighting.

BEDROOM 2 8' 10" x 8' 0" (2.69m x 2.44m) Rear aspect bedroom with double glazed window overlooking the rear garden. Radiator, fitted carpet and ceiling light.

BEDROOM 3 8' 8" x 6' 2" (2.64m x 1.88m) Front aspect room with double glazed window to the front, radiator, fitted carpet and ceiling light.

BATHROOM Rear aspect bathroom fitted with a white suite comprising panel enclosed bath with shower over



and glass shower screen, wash hand basin with vanity storage beneath, and low-level WC. Tiled splashbacks, recessed ceiling spotlights, extractor fan, radiator, useful display shelving and obscure double-glazed window to the rear.

OUTSIDE .

FRONT Low maintenance frontage with decorative stone borders, pathway to the front entrance and side gated access to the rear garden

REAR North west facing rear garden comprising a patio seating area adjoining the property, lawned garden and decorative stone borders. Enclosed by fencing and benefiting from side gated access.

DRIVEWAY The property benefits from a block-paved driveway providing off-road parking for multiple vehicles, leading to a detached garage with an up-and-over door. A pathway leads to the front entrance.

GARAGE 19' 8" x 10' 1" (5.99m x 3.07m) Detached garage with an up-and-over door. Power and light. Useful workbench/storage area to the rear. Eaves storage provides additional space for household items and seasonal belongings.

AREA Dorset Crescent is situated within the popular Highfields development offering convenient access to

