





**\*NO ONWARD CHAIN\***

Right Choice Estate Agents are delighted to offer to the market this beautifully presented semi-detached family home. Built in 2023, the property is located within the highly desirable area of Hounsome Fields.

The ground floor is comprised of an entrance hallway, spacious kitchen dining room, lounge and W/C.

The first floor offers a family bathroom and three bedrooms, all of which have built in wardrobes and the master bedroom also provides an ensuite shower room.

Externally the large corner plot allows for a generous enclosed family garden. The property has a large drive providing parking for 3 vehicles in addition to communal spaces.

Additional features include double glazing, gas radiator heating and a built-in ventilation system.

Location: Hounsome Fields is a vibrant new community of contemporary homes in Basingstoke. Set against a backdrop of green space with parks, footpaths and cycleways, Hounsome Fields combines semi-rural peace with excellent commuter links just minutes from the A30, Junction 7 of the M3 and Basingstoke station for direct services to London and beyond.

Perfect for families and professionals alike, the development benefits from many amenities including a Tesco Express, primary school, nursery and community hub. With easy access to shops, dining and leisure in Basingstoke town centre, this is a place to call home.

Tenure: Freehold

Estate Charge: approximately £250 per year

EPC Rating: B

Local Authority: Basingstoke & Deane Borough Council - Band D

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.



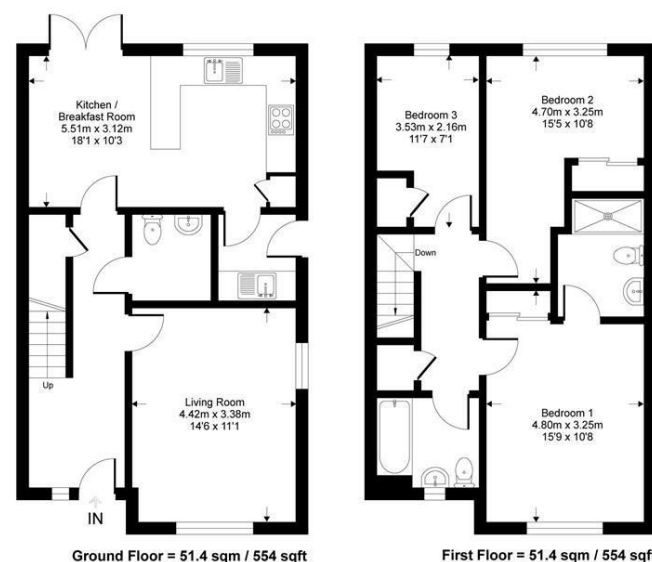




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>93</b> |
| (81-91) <b>B</b>                            | <b>83</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales<br>EU Directive 2002/91/EC  |           |           |

## Copper Place

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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