



Alton, Hampshire

Guide Price £495,000

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Enter the spacious hallway, featuring stairs to the first floor, an under stairs storage cupboard, and doors to various rooms. To the right, you'll find the cloakroom with a WC, wash hand basin, and extractor. On the left, the sitting room is dual aspect with windows to the side and rear, along with double doors leading to the patio. The ground floor is completed by the impressive kitchen/dining room, also dual aspect, with a bay window, side window, a full range of wall and base units, stone surfaces, an inset sink, tiled splashback, integrated dishwasher, washing machine, fridge/freezer, and double oven. A central island houses a induction hob, extractor hood, and a breakfast bar. Throughout the ground floor, you'll find wood-effect, hard-wearing vinyl.

Moving to the first floor, you'll discover four bedrooms. The main bedroom, dual aspect, includes an ensuite with a shower, WC, wash hand basin, and a side aspect obscure window. and built in wardrobes, Bedrooms two and three are generously sized doubles also with built in wardrobes, while the fourth bedroom, with views over the rear garden, could serve as an ideal study or additional bedroom. The landing provides access to an airing cupboard, the loft, and the main bathroom, equipped with a bath, shower over, shower screen, WC, wash hand basin, and extractor.

The garden is well-designed with easy access from the rear. It features low-maintenance astro turf, elevated beds for planting, and a practical patio area. At the back, there's a door leading to the garage, enhancing the overall functionality of the outdoor space.

Freehold
Council Tax Band : D

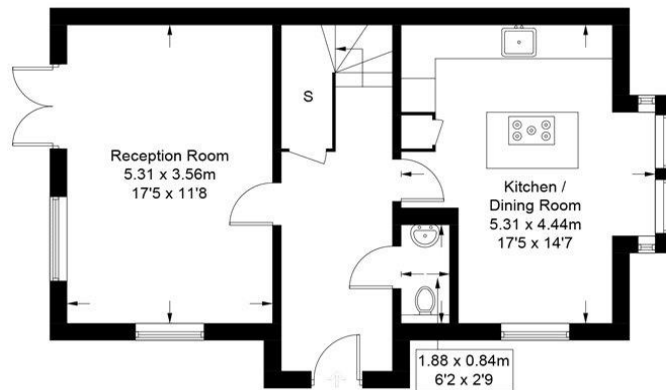
- Four Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Modern Kitchen Breakfast Room
- Landscaped Rear Garden
- Garage With Access To Rear Garden
- Driveway Parking
- Immaculate Condition



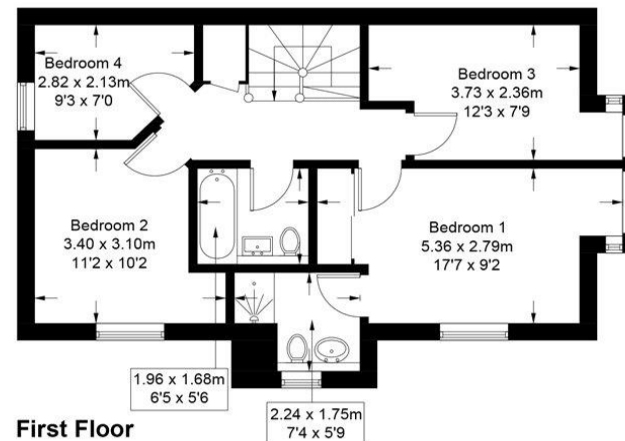
Floorplan

Motley Gardens, GU34

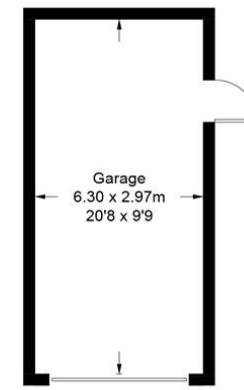
Approximate Gross Internal Area = 107.8 sq m / 1160 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 126.4 sq m / 1360 sq ft



Ground Floor



First Floor



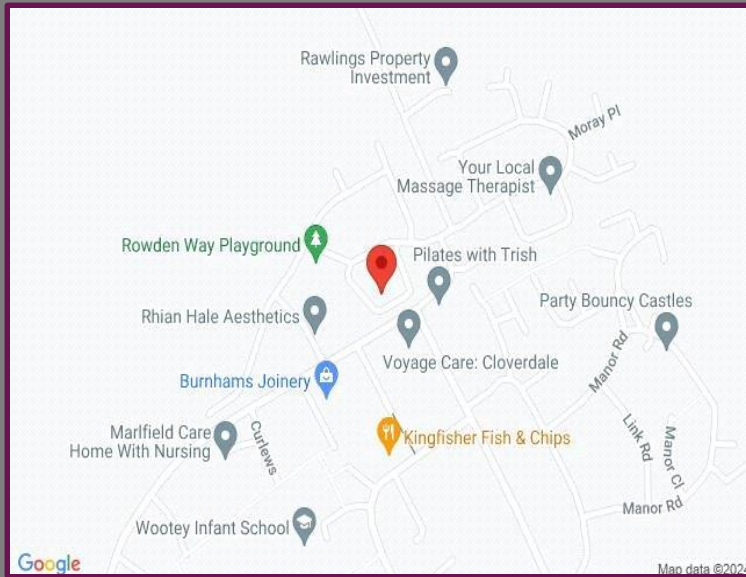
(Not Shown In Actual Location / Orientation)

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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. (ID873157)

Location

This property can be found on Motley Gardens, a modern development towards the top of Anstey Lane in Alton. Within the area, there are shops, schools and a bus service. Alton town centre provides a further variety of shops and restaurants as well as the mainline train station serving London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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