



## 10 Haskins Drive

Farnborough, Hampshire GU14 9FP

£645,000 Freehold

A superbly presented four bedroom detached family home enjoying a cul-de-sac location within easy reach of local schools and amenities including Fleet Pond Nature Reserve and Bramshott Farm Country Park as well as junction 4a of the M3. Accommodation comprises entrance hall, cloakroom, living room, kitchen/breakfast room, dining room, conservatory, four bedrooms, two ensuites, bathroom. Further benefits include stunning rear garden, integral garage/utility and block paved driveway giving off road parking for four cars. EER 'C'

GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with opaque double glazed insert and adjacent upvc double glazed window, staircase to first floor landing with storage cupboard below. Doors to living room, kitchen/breakfast room, dining room, cloakroom and integral garage/utility. Radiator, telephone point, wall mounted thermostat heating control, smooth finish ceiling.

CLOAKROOM

Two piece suite comprising low level wc, pedestal mounted wash hand basin. Tiled splashback, radiator, extractor, smooth finish ceiling.

LIVING ROOM

19' 3" x 11' 4" (5.87m x 3.45m) max into bay. Front aspect upvc double glazed bay window, side aspect upvc double glazed window, two radiators, Sky feed, smooth finish ceiling.

KITCHEN/BREAKFAST ROOM

14' 11" x 12' 0" (4.55m x 3.66m)max. Rear aspect upvc double glazed window and twin opening doors to terrace with matching side panels. Matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer, built in four ring gas hob with extractor fan above and electric double oven below, integrated dishwasher. Space for upright fridge/freezer, part tiled walls, space suitable for table and chairs, tiled floor, smooth finish ceiling.

DINING ROOM

14' 0" x 7' 5" (4.27m x 2.26m) Rear aspect upvc double glazed twin opening doors with matching side panels to conservatory, radiator, space suitable for dining table and chairs, smooth finish ceiling.

CONSERVATORY

12' 7" x 11' 5" (3.84m x 3.48m) Side and rear aspect upvc double glazed windows and twin opening doors to terrace, vaulted upvc double glazed roof, power points and lighting, tiled floor with underfloor heating.

FIRST FLOOR

LANDING

14' 8" x 6' 2" (4.47m x 1.88m) Doors to all four bedrooms and bathroom, cupboard housing hot water cylinder, access to loft space via hatch, radiator, smooth finish ceiling.

BEDROOM ONE

16' 0" x 11' 9" (4.88m x 3.58m) max. Front aspect upvc double glazed windows, radiator, fitted walk-in wardrobe with hanging rails and shelving, door to ensuite, telephone connection point, smooth finish ceiling.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin and shower cubicle with sliding doors. Chrome heated towel rail, extractor, smooth finish ceiling.

BEDROOM TWO

13' 11" x 11' 9" (4.24m x 3.58m)max. Front aspect upvc double glazed window, radiator, fitted walk-in wardrobe with hanging rails and shelving, door to ensuite, smooth finish ceiling.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin and shower cubicle. Chrome heated towel rail, extractor, smooth finish ceiling.

BEDROOM THREE

13' 6" x 9' 2" (4.11m x 2.79m) Rear aspect upvc double glazed window, radiator, fitted double wardrobe with hanging rails and shelving, smooth finish ceiling.

BEDROOM FOUR

9' 2" x 9' 2" (2.79m x 2.79m) Rear aspect upvc double glazed window, radiator, built in double wardrobe with hanging rails and shelving, smooth finish ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, four piece suite comprising low level wc, pedestal mounted wash hand basin, panel enclosed bath and shower cubicle. Chrome heated towel rail, extractor, smooth finish ceiling.

INTEGRAL GARAGE/UTILITY

19' 7" x 9' 9" (5.97m x 2.97m) Front aspect up and over door, power and light, base unit below roll edge work surface with inset sink and mixer tap. plumbing and space for washing machine and tumble dryer, space for further appliances, wall mounted replacement central heating gas boiler, wall mounted consumer unit, smooth finish ceiling.

REAR GARDEN

Well kept established garden featuring paved terrace offering generous space for outdoor dining/entertaining overlooking laid to lawn garden with well stocked flower and shrub borders. Timber built shed, outside power and lighting, two water taps, fully enclosed via wood panel fencing with pedestrian gates to both sides giving access to driveway.

AGENTS NOTE

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