



**Selbon**

Residential sales & lettings

Nether Vell-Mead, Church Crookham, Fleet,  
Hampshire, GU52 0ZG

Offers in excess of £475,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Extended Semi Detached Home
- Lounge
- 3 Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- Converted Garage & Driveway
- Entrance Hall & Cloakroom
- Refitted Kitchen & Dining Room
- Refitted Family Bathroom
- Wrap Around Garden
- Zebon Copse Cul De Sac Location

Selbon Estate Agents are delighted to offer the opportunity to acquire this modern, extended semi detached home, situated on the ever popular Zebon Copse development, in Church Crookham.

The home has been subject to much improvement over the years with the current vendors purchasing the property in 2019, subsequently converting the conservatory into a dining/family room with a solid roof with a roof lantern, refitting the kitchen and bathroom and much more.

An ideal home for a professional couple looking for home working space, for those looking to downsize or for a growing family, with the home in excellent school catchment areas.

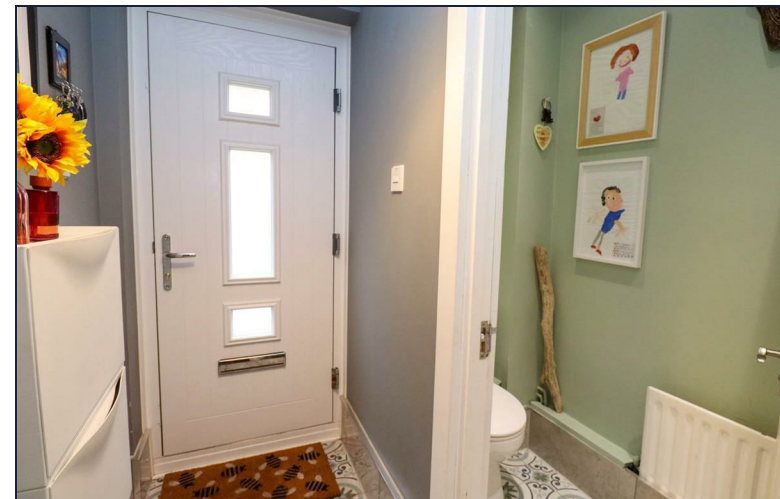
The front door leads the entrance hall which has doors to the downstairs refitted cloakroom and the living room. The 15ft front aspect living room has stairs to the first floor landing with a storage cupboard below and open plan access to the 15ft refitted kitchen/dining room with ample work surfaces, a range of storage units, appliance space, as well as space for a small table and chairs.

From the kitchen, there is open plan access to the 13ft dining/family room with double glazed French doors to the garden

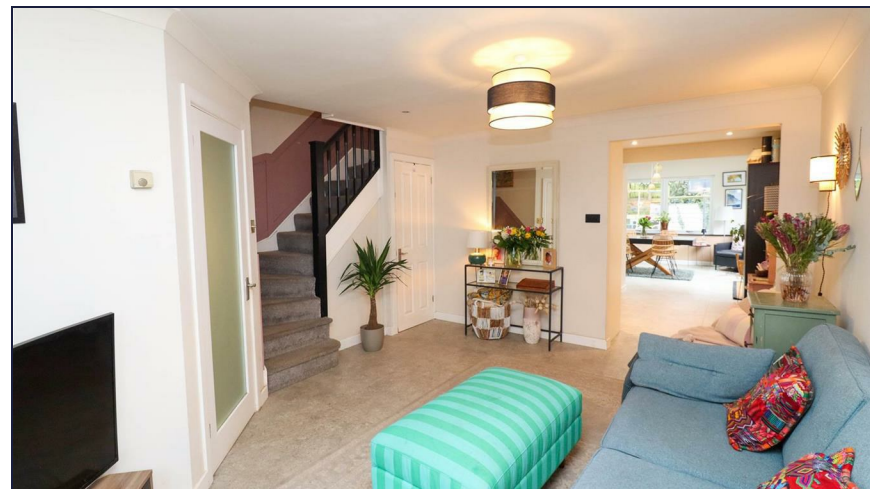
The first floor landing has access to the loft and doors to the three bedrooms and a bathroom with a refitted white suite.

Further benefits include gas central heating, double glazed windows, a wrap around rear garden with a children's play area, lawned area and a patio area for out door entertaining with the garden offering a good degree of privacy. There is gated side access leading to the driveway and a door to the garage, which has been converted into an insulated home office/workshop and there is driveway parking for 1/2 cars.

Zebon Copse has its own convenience store, community centre and a wealth of walking, running and cycling routes including the Basingstoke canal. The home is in the catchment for some of Fleet's sought after schools and there is easy access to Fleet town centre and mainline railway station.









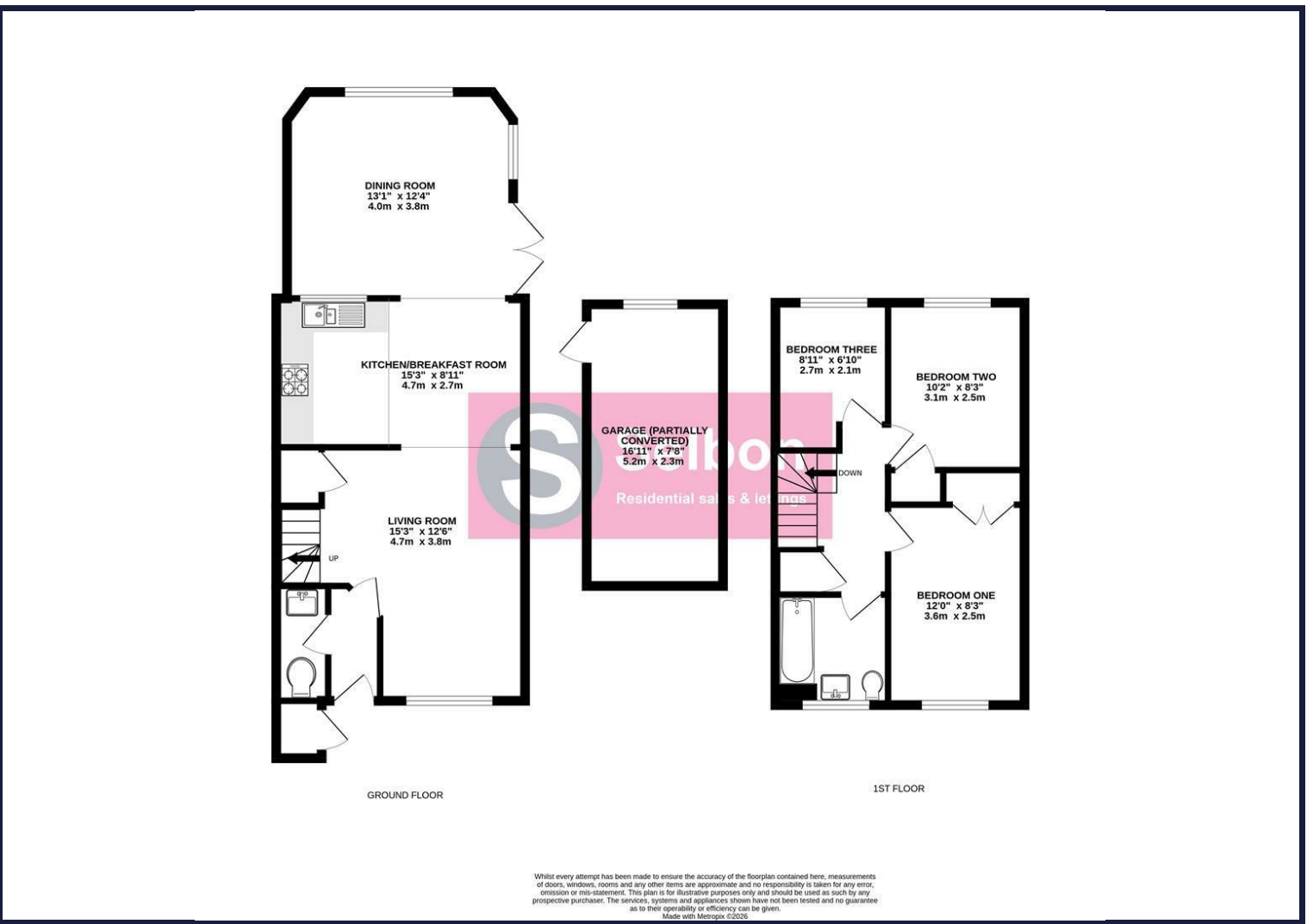




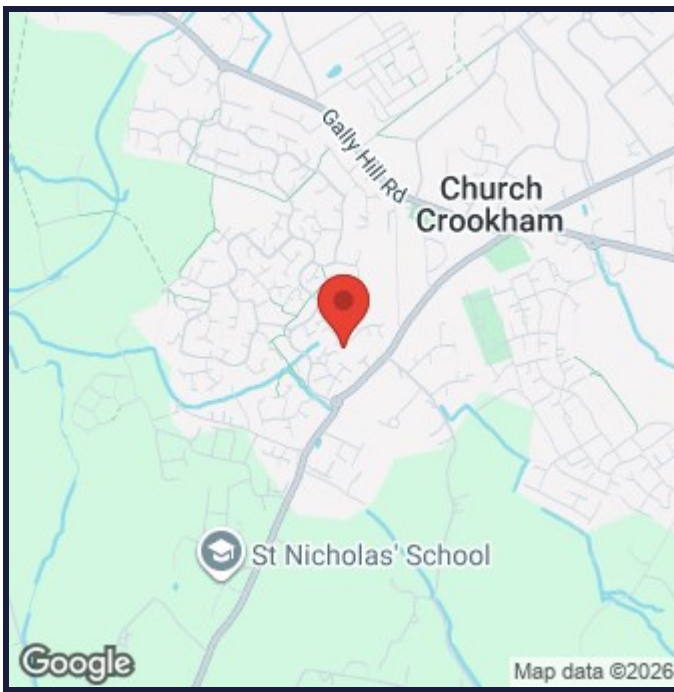




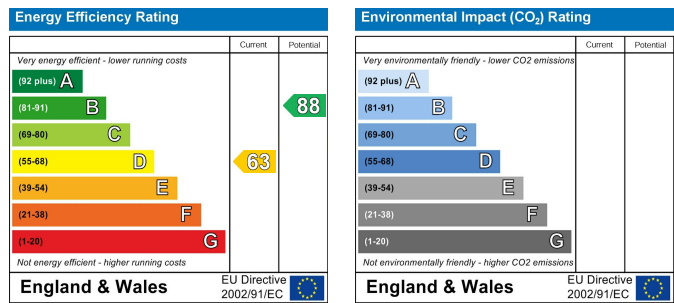
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: D

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