



Selbon

Simply Different

Nugent Close, Church Crookham,
Hampshire, GU52 8BH
Offers over £575,000 Freehold

 4  2  2  B

01252 979300
Selbonproperty.co.uk

- Detached Family Home
- Four Bedrooms
- Living Room & Cloakroom
- Ample Driveway Parking & Garage
- Close to Local Amenities & Schools
- Crookham Park Development
- Kitchen/Breakfast/Dining Room
- En-Suite Shower Room & Family Bathroom
- Southerly Facing Rear Garden Backing Onto Open Space
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern detached family home to the market, built in 2018 by Mssrs 'Taylor Wimpey' located on the ever popular Crookham Park development in Church Crookham.

The property is offered to the market in excellent order throughout and is ideal for families or professional couples looking for modern day living with flexible living accommodation, situated in a wonderful location backing on to open land.

The property is accessed via a part double glazed front door leading to the spacious entrance hall with tiled flooring as well as stairs leading to the first floor landing and doors leading to the lounge, kitchen/dining room and downstairs cloakroom.

The ground floor boasts a bright and airy 15ft. living room and the 19ft. 'L' shaped kitchen/dining room boasts an extensive range of storage units, integrated appliances, space for table and chairs as well as double glazed French doors leading to the southerly facing rear garden.

The first floor landing has an airing cupboard, access to the loft space with potential for a loft conversion (STPP), bedroom one with an en-suite shower room, 3 further bedrooms and a family bathroom.

The property further benefits from gas central heating, double glazed windows, solar panels, an open plan front garden, an enclosed southerly facing rear garden with a large patio area, an area of lawn with a door leading to a 19ft., garage and there is driveway parking with electric car charge point.

Crookham Park boasts a variety of open spaces, children play areas, a Sainsburys local and infant school as well as offering access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre.

Crookham Park properties are subject to an estate maintenance charge of £300 per annum.

We highly recommend an early inspection to avoid disappointment.









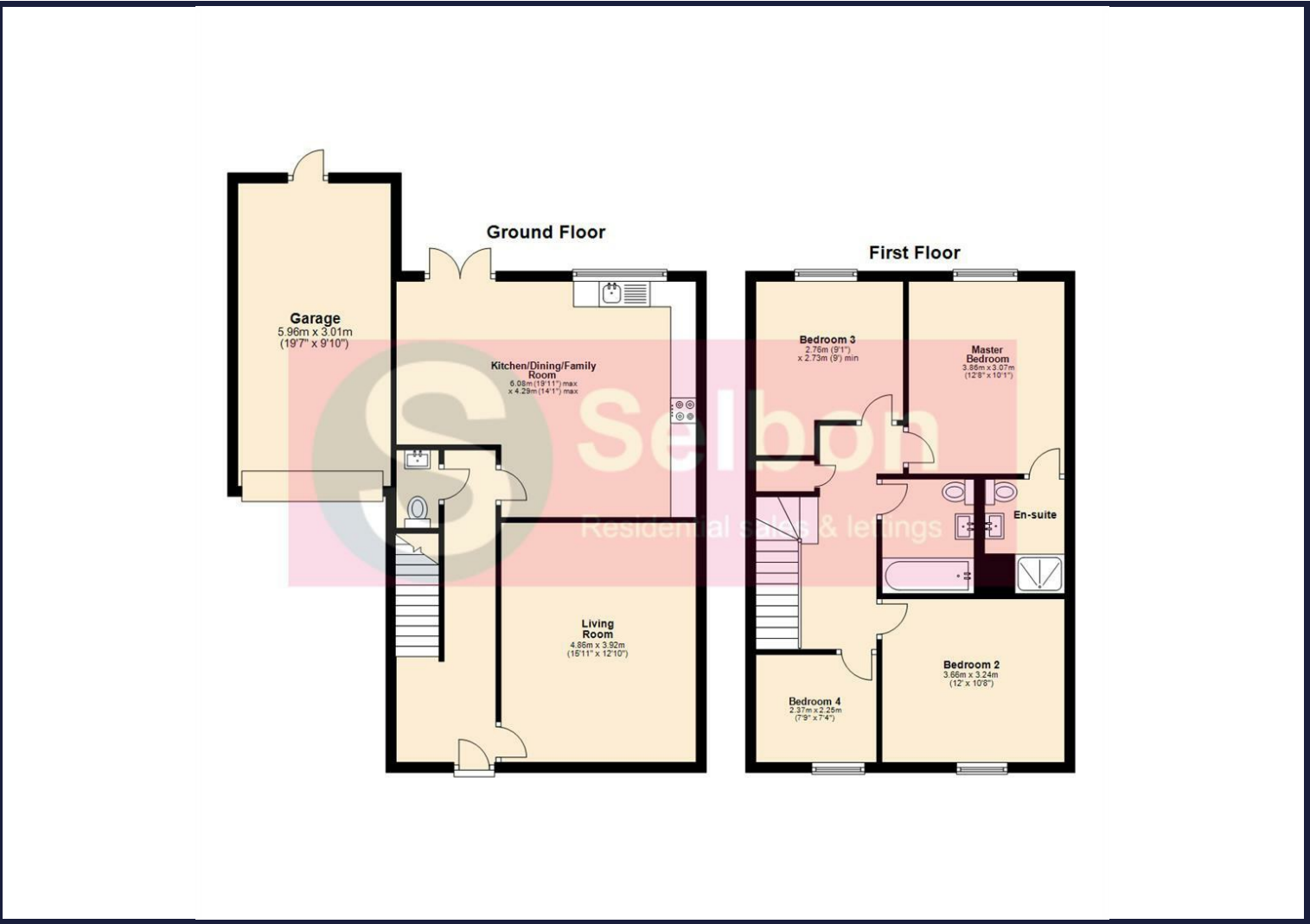








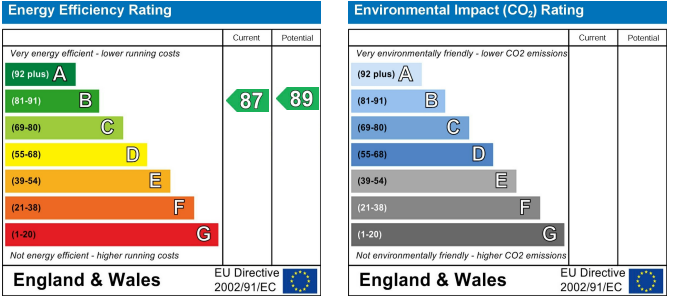
Floor Plans



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: E

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.