



Selbon

Residential sales & lettings

Folly Close, Fleet,
Hampshire, GU52 7LN
Guide price £800,000 Freehold



01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Four Reception Rooms
- Dressing Room
- Utility Room
- Garage with Driveway Parking
- Heated Swimming Pool
- Five Bedrooms
- Two Bathrooms
- 20ft Workshop
- Cul-de-Sac Location

Selbon Estate Agents are delighted to offer to the market this five-bedroom detached family home which is situated within a quiet cul-de-sac location in Fleet. Benefits to this property include a heated swimming pool, four reception rooms, garage with driveway parking, an enclosed rear garden with a useful workshop and no onward chain.

Accommodation comprises of a spacious entrance hall leading to the light and airy living room. Next to the living room the dining room can be found which offers French doors opening into the hallway and direct access the family room. The family room offers a stunning wood burning stove and views over the rear garden. The kitchen offers a range of units, work surfacing, integrated appliances, center breakfast bar and additional appliance space. Within the family room and kitchen, you have access to the garden through two set of French doors. The ground floor accommodation is finished with a spacious utility room, study and downstairs W.C

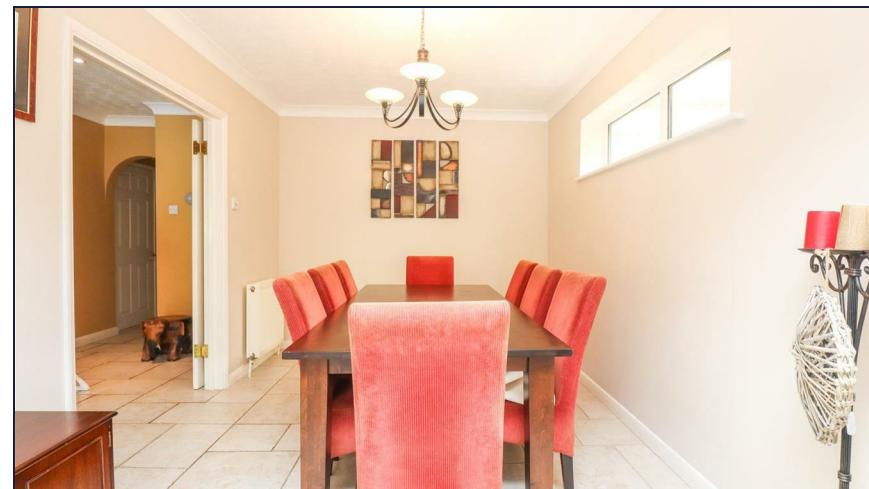
On the first floor the property offers five bedrooms with the main bedroom benefiting from an en-suite shower room and dressing room. The first-floor accommodation is finished with the family bathroom which offers a separate bath and shower.

Outside the enclosed and charming garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. At the rear of the property, you will find a patio area which is ideal for al fresco dining and direct access to the heated swimming pool. The pool is heated by an air source heat pump and benefits from underwater pool lighting. At the bottom of the garden, you have a 20ft workshop with power, lighting and ample storage. To the side of the property is a bonus side shed which is ideal for extra storage for the property.

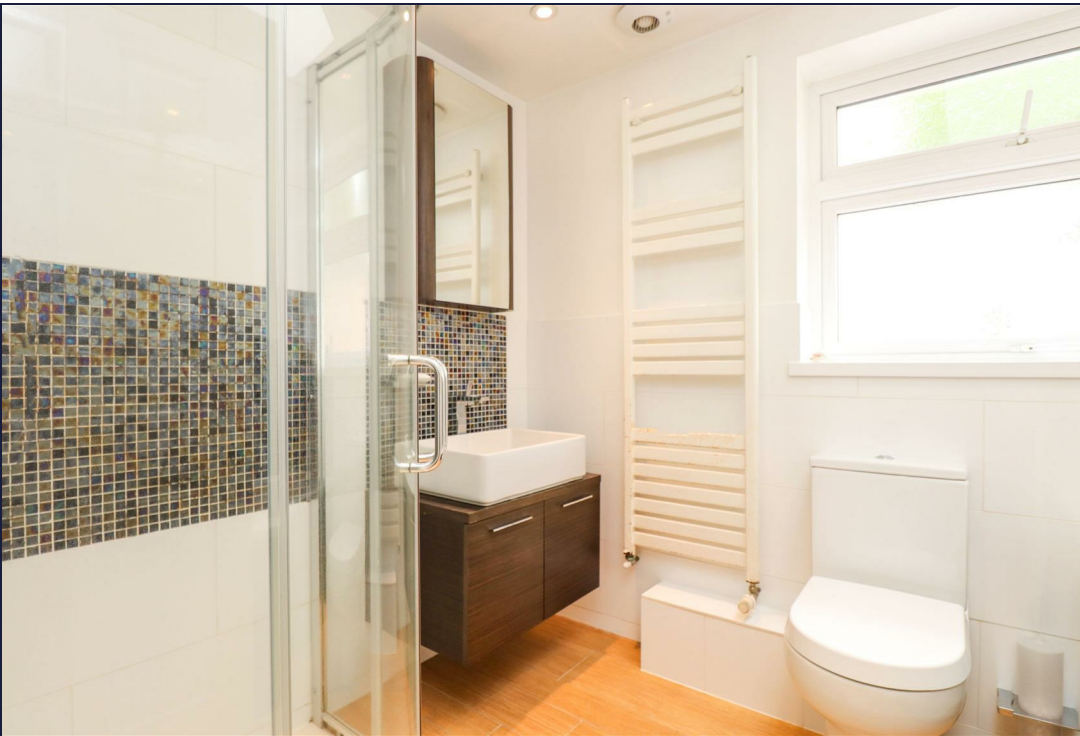
The front of the property offers ample driveway parking and access to the spacious garage.





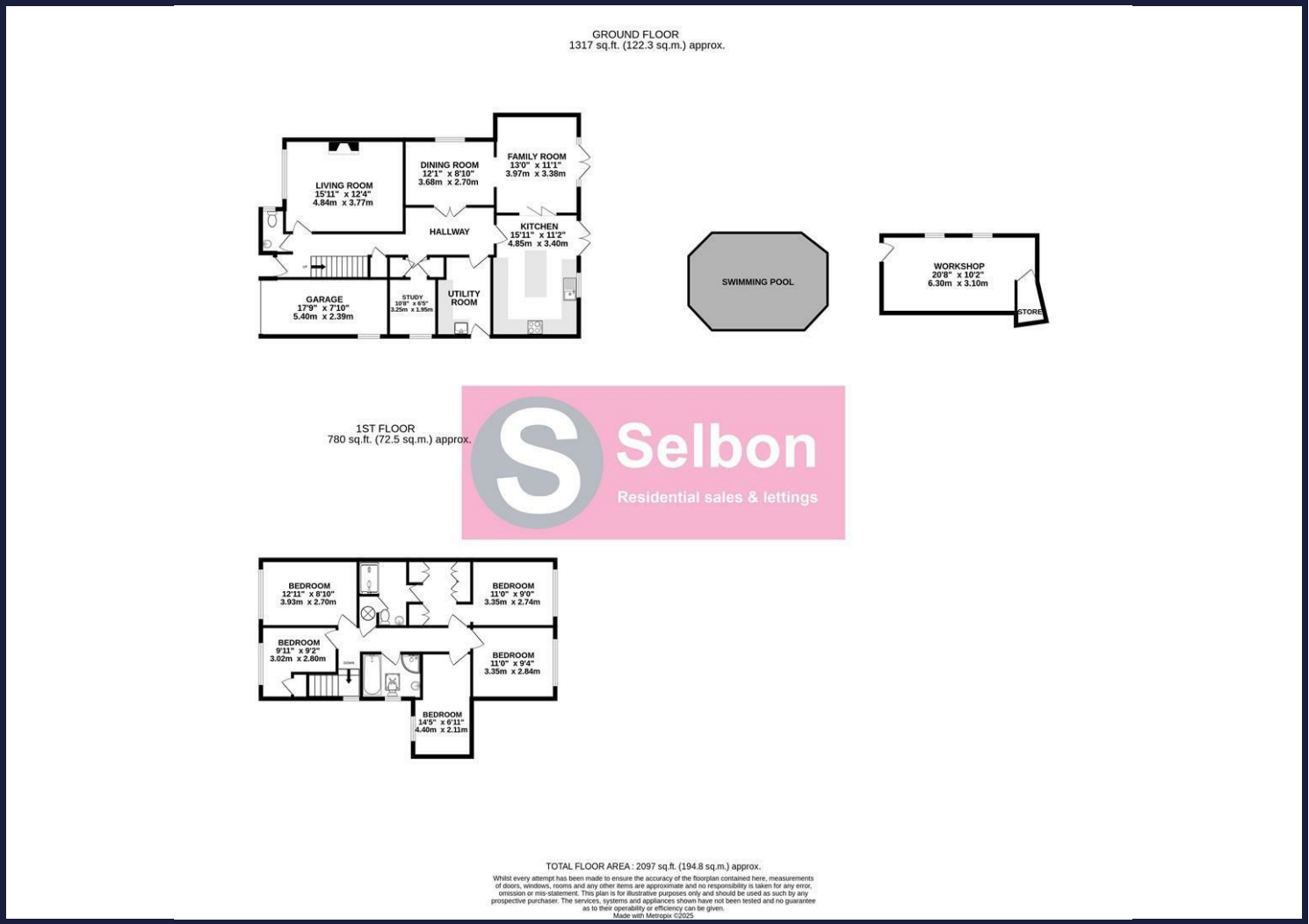








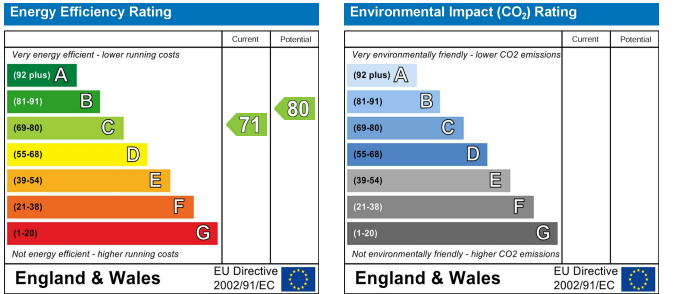
Floor Plans



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

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Council Tax Band: E