



Selbon

Residential sales & lettings

Kingfishers, Edenbrook, Fleet,
Hants, GU51 5BS
Guide price £800,000 Freehold



01252 979300

Selbonproperty.co.uk

- Modern Detached Family Home
- Bay Fronted Lounge
- Principle Bedroom, Dressing Area, En Suite & Balcony
- Under Floor Heating, Radiators & double Glazing
- Larger Than Average Landscaped Rear Garden
- Entrance hall & Cloakroom With Utility Cupboard
- 'L' Shaped Kitchen/Dining/Living Room
- 3 Further Bedrooms & Family Bathroom
- 20ft Garage & Driveway (EV Charging Point)
- On The Edge Of 82 Acre Nature Reserve

Selbon Estate Agents are delighted to offer this superb executive family home to the market, built by Messrs Berkeley Homes to their 'Morris' design, situated on the ever popular Edenbrook development, in Fleet.

This impressive home, is finished to a very high specification and the vendors have spent the last 13 years, enjoying their home, whilst continuing to maintain the home in excellent condition throughout, making it ideal for a growing family or for those looking to retire and downsize.

The current development charge is £747.65 PA and there is access close by to the 82 acre Edenbrook nature reserve.

The canopied entrance has a front door to the bright and airy entrance hall, which in turn has an Oak & Glass staircase leading to the first floor landing, an understairs storage cupboard, as well as doors, leading to the downstairs cloakroom with a utility cupboard, the bay fronted living room and the contemporary kitchen/breakfast & dining room.

The bright 20ft living room is bay fronted and boasts a feature stone fireplace with a gas fire, the centre piece of the home is the 23ft kitchen/breakfast & dining room with three defined areas incorporating a luxury fitted kitchen, space for dining room table and chairs as well as a snug style living area, there are French doors leading to the rear garden.

The first floor landing has access to the loft space, there is an airing cupboard, as well as doors to the four bedrooms and the well appointed family bathroom. The principle bedroom enjoys a dressing area with built in wardrobes, a well appointed 4 piece en suite and French doors leading to a balcony. There are 2 further double bedrooms and a good size single room.

Further benefits include under floor heating to the ground floor, radiator heating to the first floor, double glazed windows, a 20ft garage with an electric up and over door, driveway parking for 1 car & an EV charger, unofficial parking area and a larger than average landscaped rear garden.



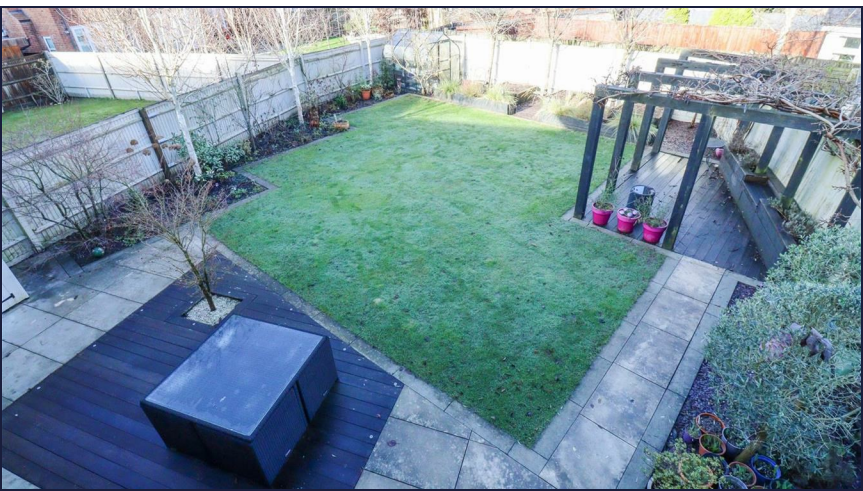






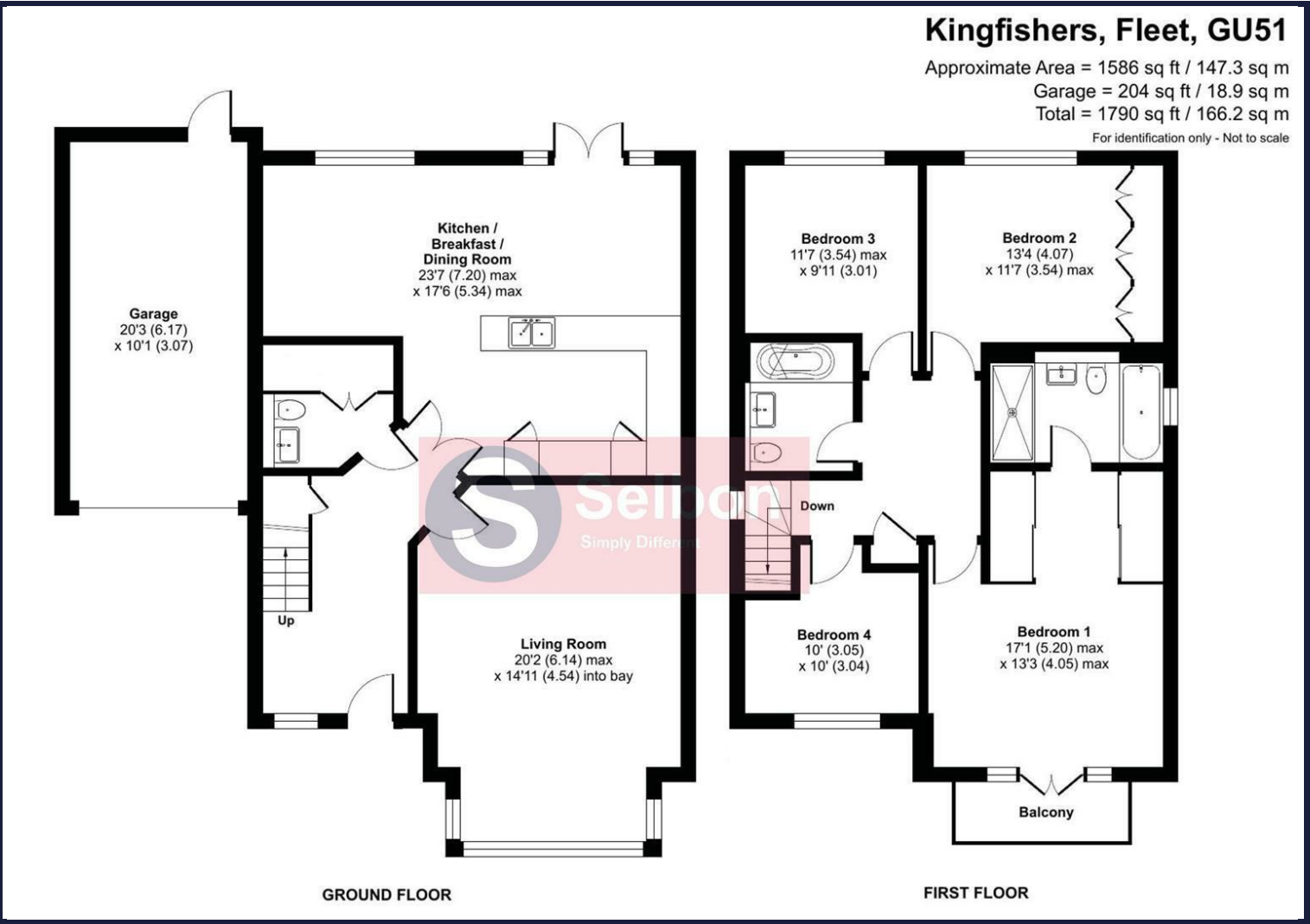








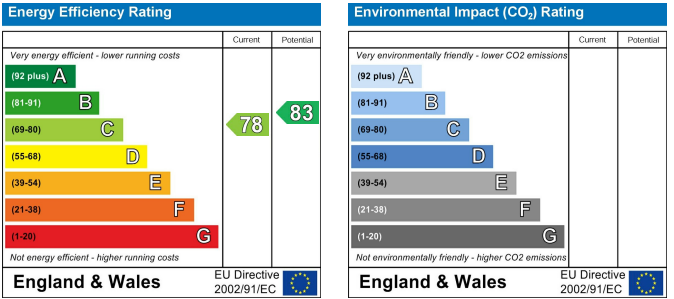
Floor Plans



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: F

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). 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.