



Selbon

Residential sales & lettings

Adams Drive, Fleet,
Hampshire, GU51 3DZ
Guide price £800,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached Family Home Approaching 2000 Sq.Ft.
- 19ft. Kitchen Breakfast Room
- Four Bedrooms
- Enclosed South-Easterly Facing Garden
- Cul-De-Sac Location in Pondtail
- 21ft. Living Room, Dining Room & Study
- Utility Room & Cloakroom
- Four Piece Family Bathroom & En-Suite
- Ample Driveway Parking & Double Garage
- Close to Fleet Station, Pond and Town Centre

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, ideally situated in a cul-de-sac location in the Pondtail area of Fleet.

The property was designed and built by the current owners in 2004 and offers accommodation approaching 2000 Sq.Ft.

On entering the property you are welcomed into a spacious hallway with stairs to the first floor, cloakroom and storage cupboard. There are three reception rooms including; 21ft. living room with French doors to the garden, dining room also with French doors to the garden and a study.

Of particular note is the 19ft. kitchen/breakfast room which opens to the dining room and is fitted with a range of eye and base level cupboard and drawer units as well as a breakfast bar. Built-in dishwasher, space for Range cooker and upright fridge/freezer. French doors lead to the rear garden and a further door leads to the side of the property. Adjacent to the kitchen is a utility room with space for white goods and courtesy door to the garage.

To the first floor are four bedrooms and a four piece family bathroom. Bedroom one benefits from a four piece en-suite.

Externally the rear garden is predominately laid to lawn and enclosed by timber fencing. Immediately to the rear of the property is an area of decking ideal for entertaining.

To the front is a shingle driveway providing off-street parking for several vehicles which leads to a double garage.

The location of the property is fantastic for those who love the outdoors with Fleet pond being on the doorstep, offering walking, running and cycling routes. There is convenient access to Fleet railway station, town centre and the M3 motorway.

Velmead Woods, Oakley Park, and the Basingstoke Canal are also within easy reach.

The current school catchments include: Fleet Infant School, Velmead Junior School and Calthorpe Park Secondary School. There are also several independent schools within easy reach of Fleet.





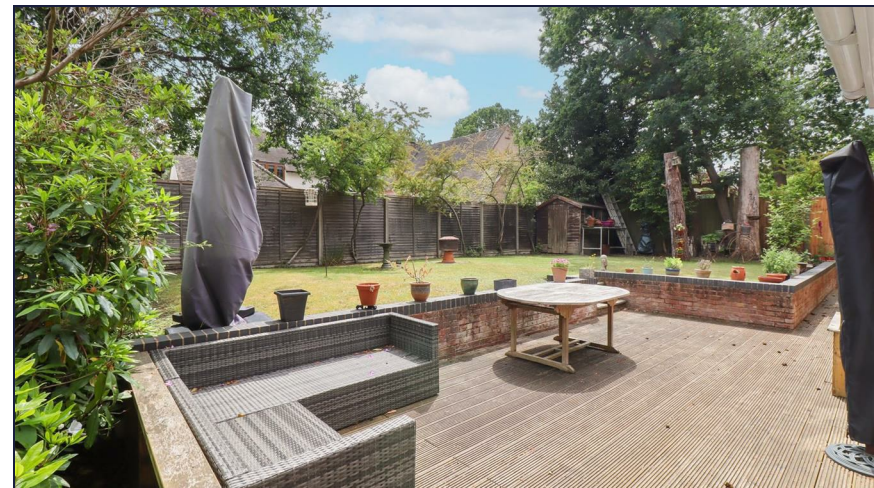








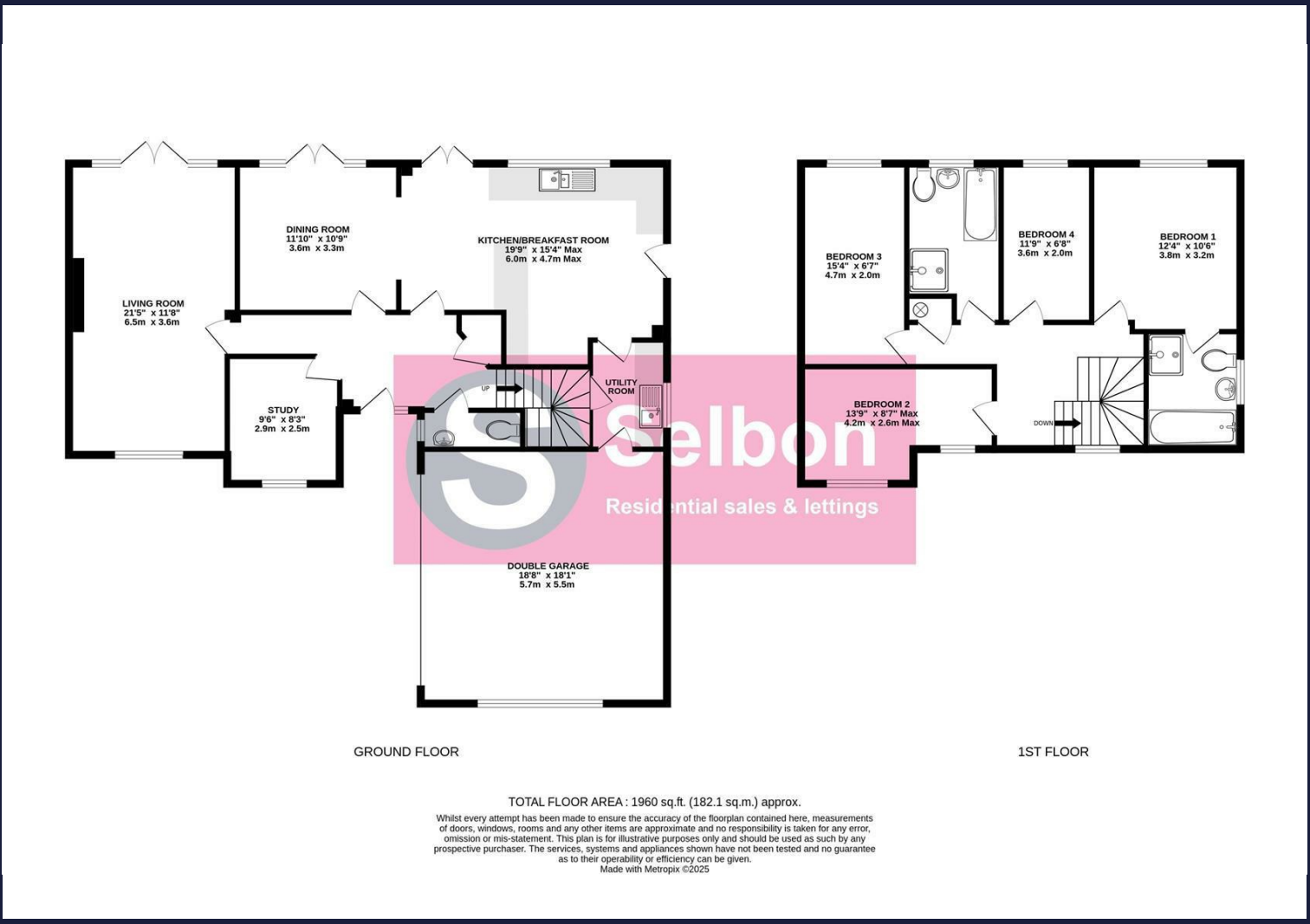




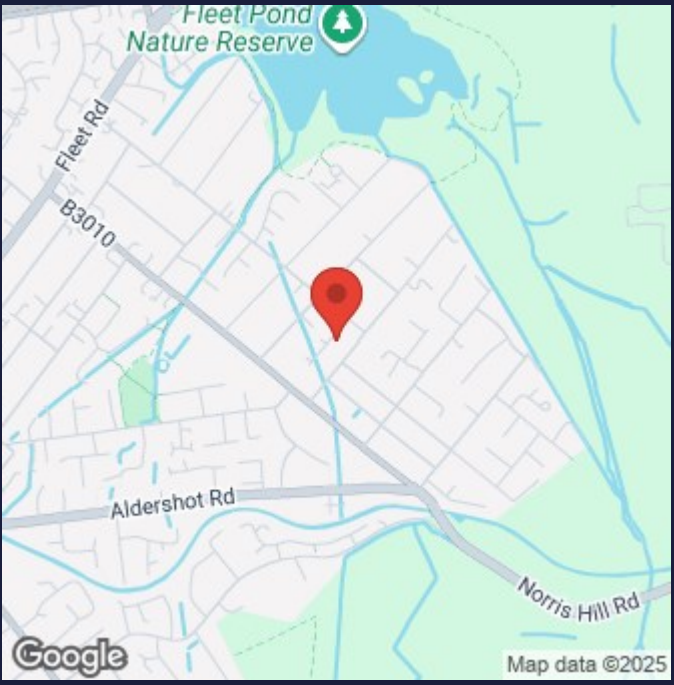




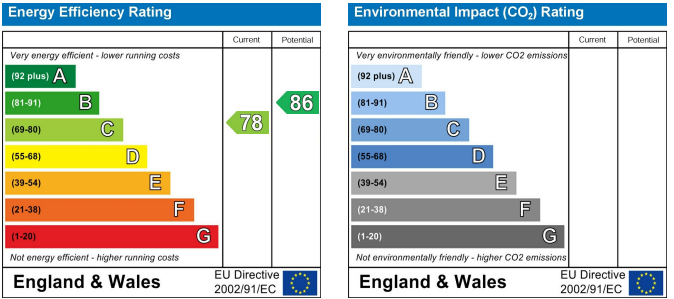
Floor Plans



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.