



Selbon

Simply Different

Camus Close, Church Crookham, Fleet,
Hampshire, GU52 0UT

Offers in excess of £575,000 Freehold

4 2 2 C

01252 979300

Selbonproperty.co.uk

- Detached Family Home
- Lounge, Dining Room & Conservatory
- Main Bedroom With En Suite
- Gas Radiator Heating & Double Glazed Windows
- Garage & Driveway Parking
- Entrance Hall & Cloakroom
- Kitchen & Utility Room
- 3 Further Bedrooms & Bathroom
- Enclosed Rear Garden
- Zebon Copse Cul De Sac

Selbon Estate Agents are delighted to offer this modern detached family home built by Bryant Homes to their 'Victoria' design, situated on the ever popular Zebon Copse development, in Church Crookham.

The current vendor has been in the home for over 20 years, having modernised many aspects of the home, however, there is still scope to remodel the dining room, kitchen and conservatory, to create an open plan living area, to suit modern day living.

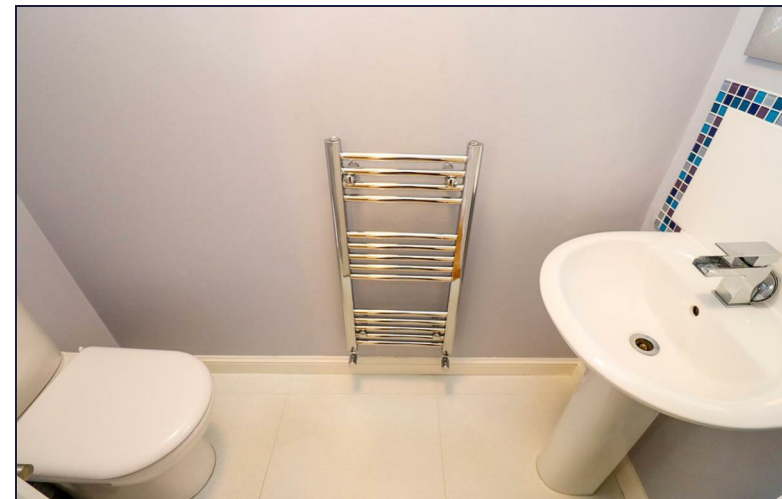
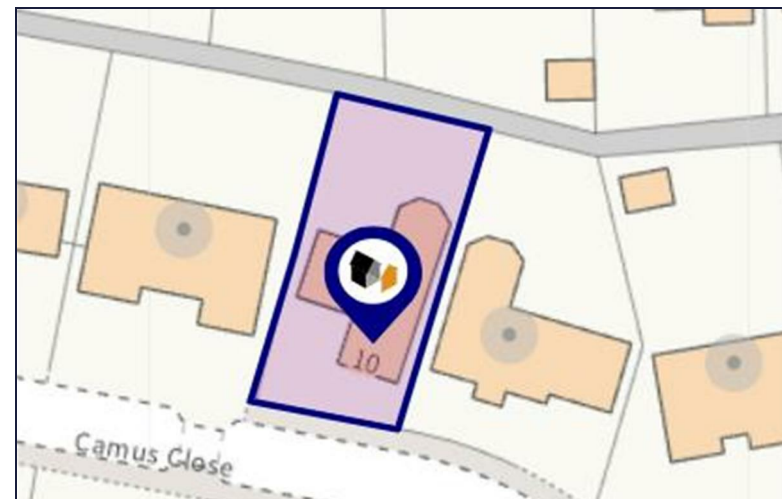
Accessed via the covered entrance porch with a part double glazed front door to the entrance hall, which has the stairs to the first floor with an under stairs storage cupboard and doors leading to the lounge, kitchen, dining room and downstairs cloakroom.

The cloakroom has a white suite, there is 14ft bay fronted living room, a 10ft dining/family room and a 16ft conservatory with open plan access to the 10ft kitchen, which has ample work surfaces, eye and base level storage units and some integrated appliances. There is open plan access to a utility room, which houses the boiler and has a door to the rear garden.

The first floor landing has access to the loft and doors leading to the bedrooms and family bathroom which has a refitted white suite. The main bedroom has two double built in wardrobes and a door to a refitted en suite shower room. Bedroom 2 is a double room with a built in double wardrobe, further double bedroom & bedroom 4 being a good size single room.

The property further benefits from gas central heating, double glazed windows, an enclosed northerly facing rear garden with a high degree of privacy, there is parking for 2/3 cars on the driveway and a single integral garage.

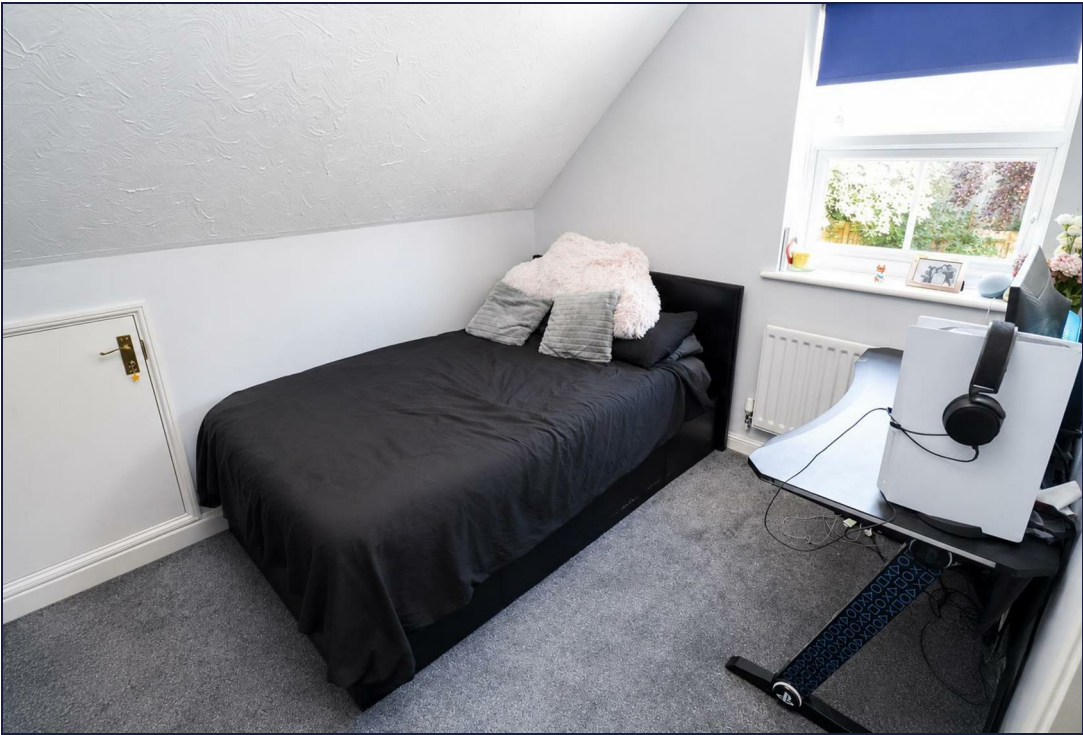
Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is a short drive away with its shopping and leisure facilities, infant, junior and senior schools. Fleet mainline railway station offers services to London Waterloo.





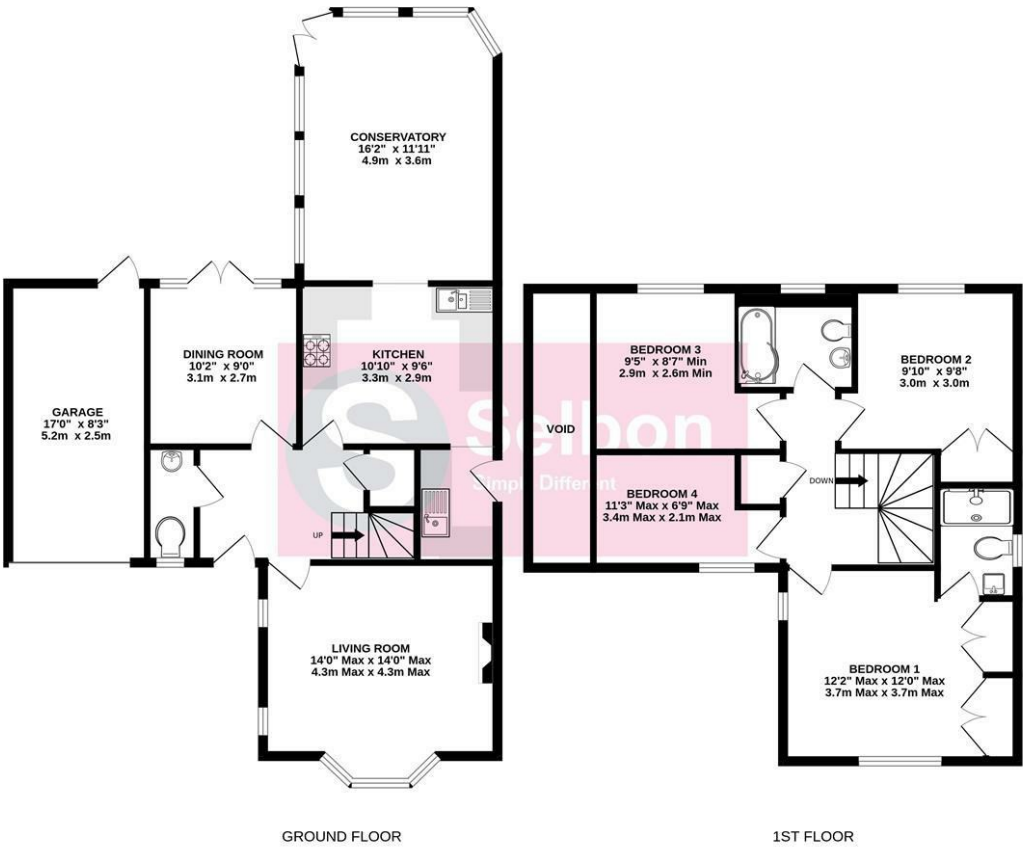








Floor Plans

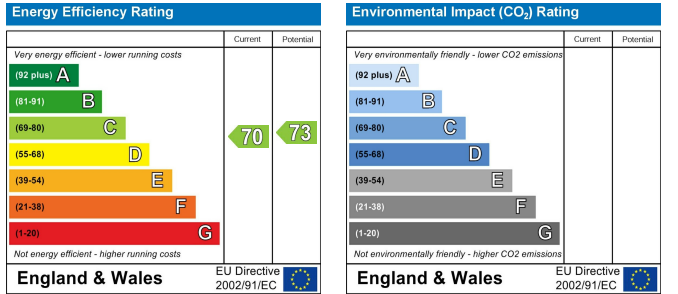


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: