



Selbon

Residential sales & lettings

Dinorben Close, Fleet,
Hampshire, GU52 7SL
Offers over £625,000 Freehold

4 2 2 D

01252 979300
Selbonproperty.co.uk

- Extended & Detached Family Home
- Living Room & Dining Room
- Kitchen/Breakfast Room
- Re-Fitted Family Bathroom
- Driveway Parking, Carport & Garage
- Four Bedrooms
- Family Room & Conservatory
- Downstairs Shower Room
- Mature Rear Garden
- Close to Local Schools & Town Centre

Selbon Estate Agents are delighted to offer to the market, for the first time in 28 years, this extended family home, ideally situated in the Dinorben area of Fleet.

The property has been extended by the current owners and offers excellent accommodation including; living room, dining room, family room, conservatory and a downstairs shower room to the ground floor.

The kitchen/breakfast room is fitted with a range of eye and base level cupboard and drawer units, with inset sink, built-in Range cooker with extractor hood over and dishwasher. A door leads to a covered area which in turn leads to the front and rear garden.

To the first floor there are four bedrooms and a re-fitted family bathroom with a white suite comprising; tiled enclosed bath with central taps and shower over, hand wash basin and W.C.

The mature rear garden measures approximately 70ft. to the longest point and is enclosed by timber fencing. The garden is predominately laid to artificial lawn with an array of mature planting, water feature, and mature trees.

There are two patio areas, one with pergola and the other towards the rear of the property. There is also external lighting and power.

To the front is a further area of lawn with mature planting. Driveway parking provides off-street parking which leads to a car port and garage.

The property is located within close proximity to Fleet town centre with an array of shops, bars and restaurants, Fleet mainline station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including: Velmead Woods, Caesars Camp, Fleet Pond and the Basingstoke Canal.

The property is currently in the school catchment area for Heatherside schools and Courtmoor Secondary school.



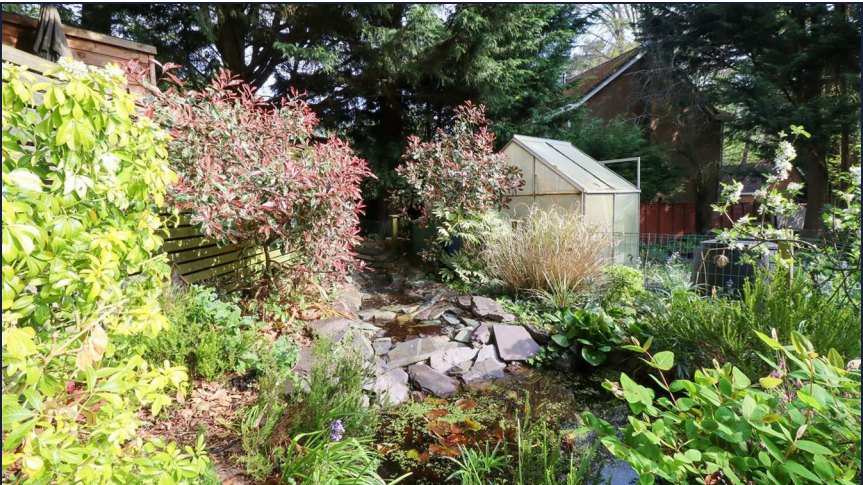
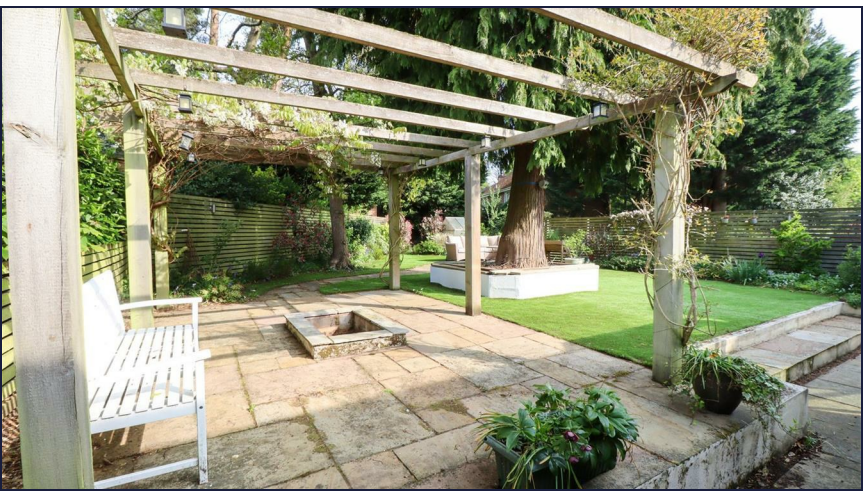






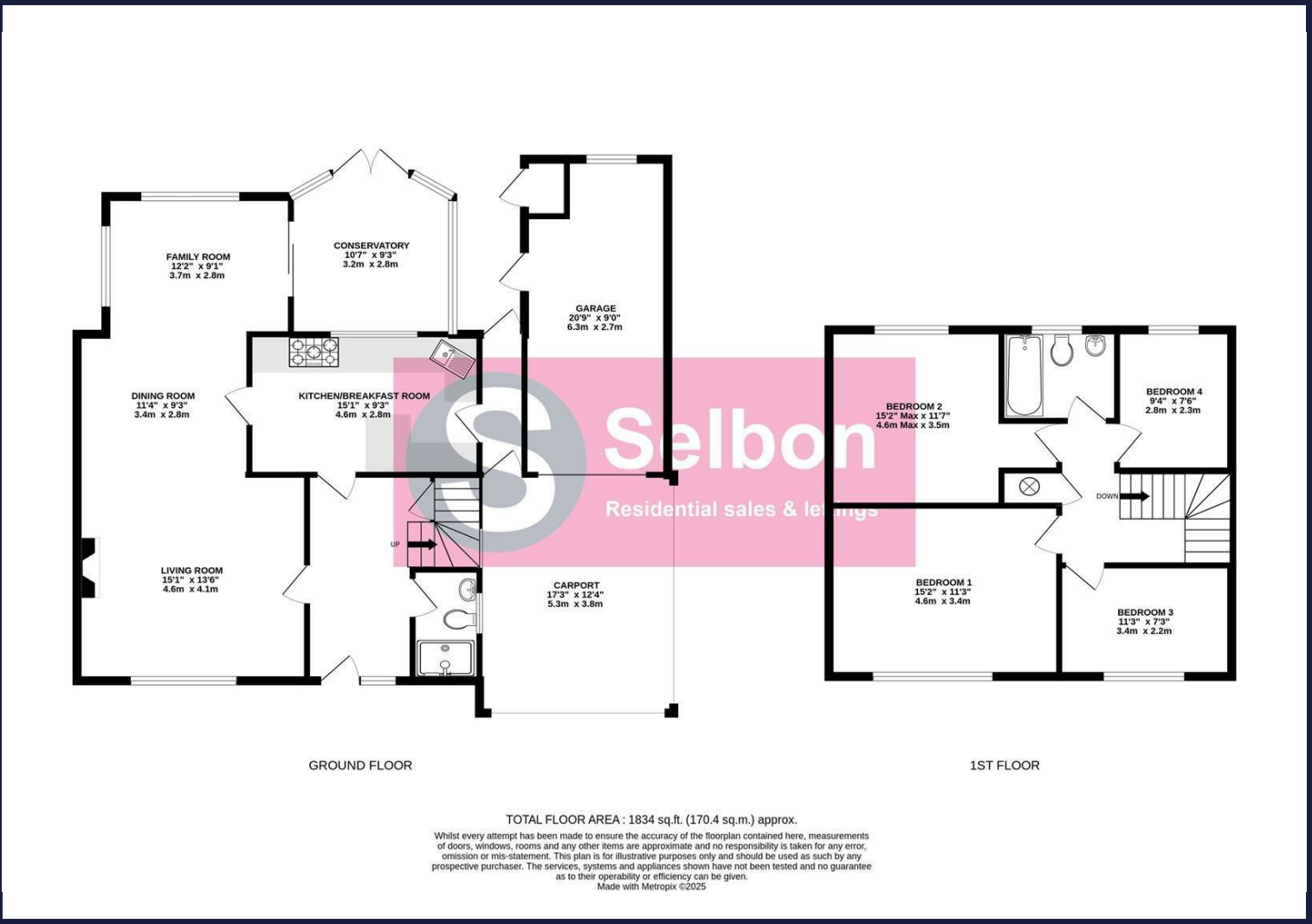




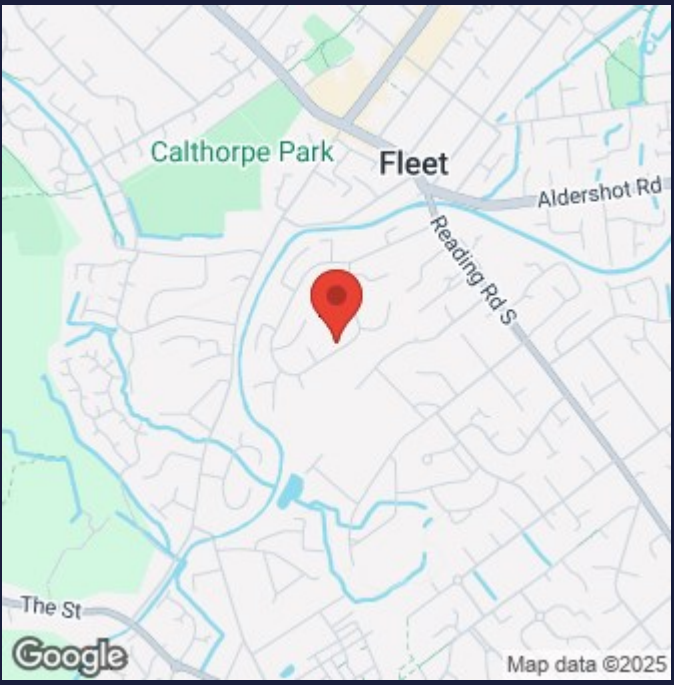




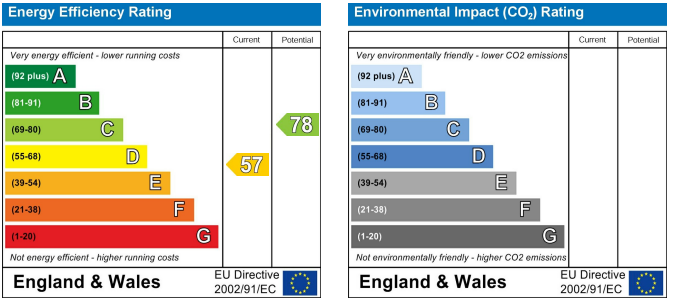
Floor Plans



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.