



**Selbon**

Residential sales & lettings

Adams Drive, Fleet,  
Hampshire, GU51 3DZ

Offers over £750,000 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 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.





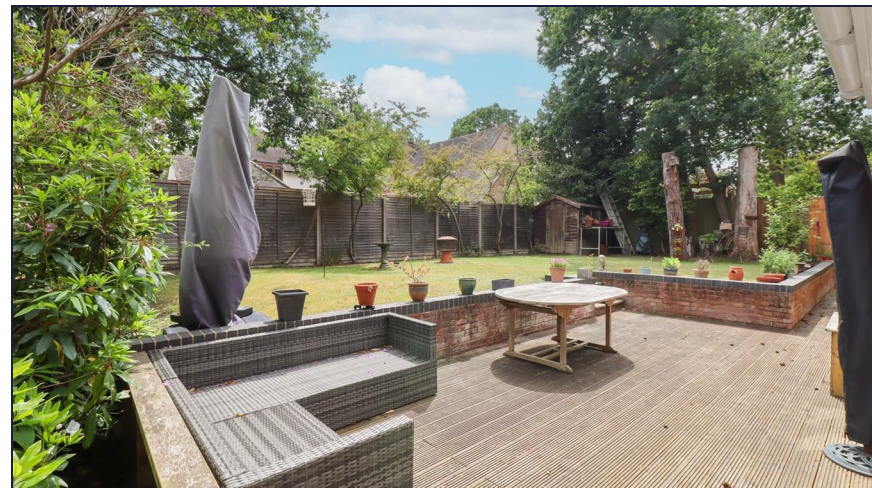










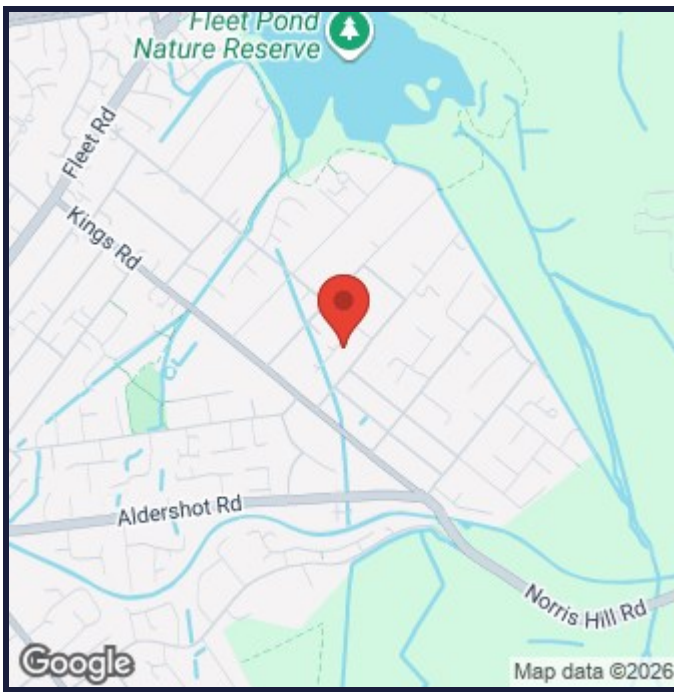
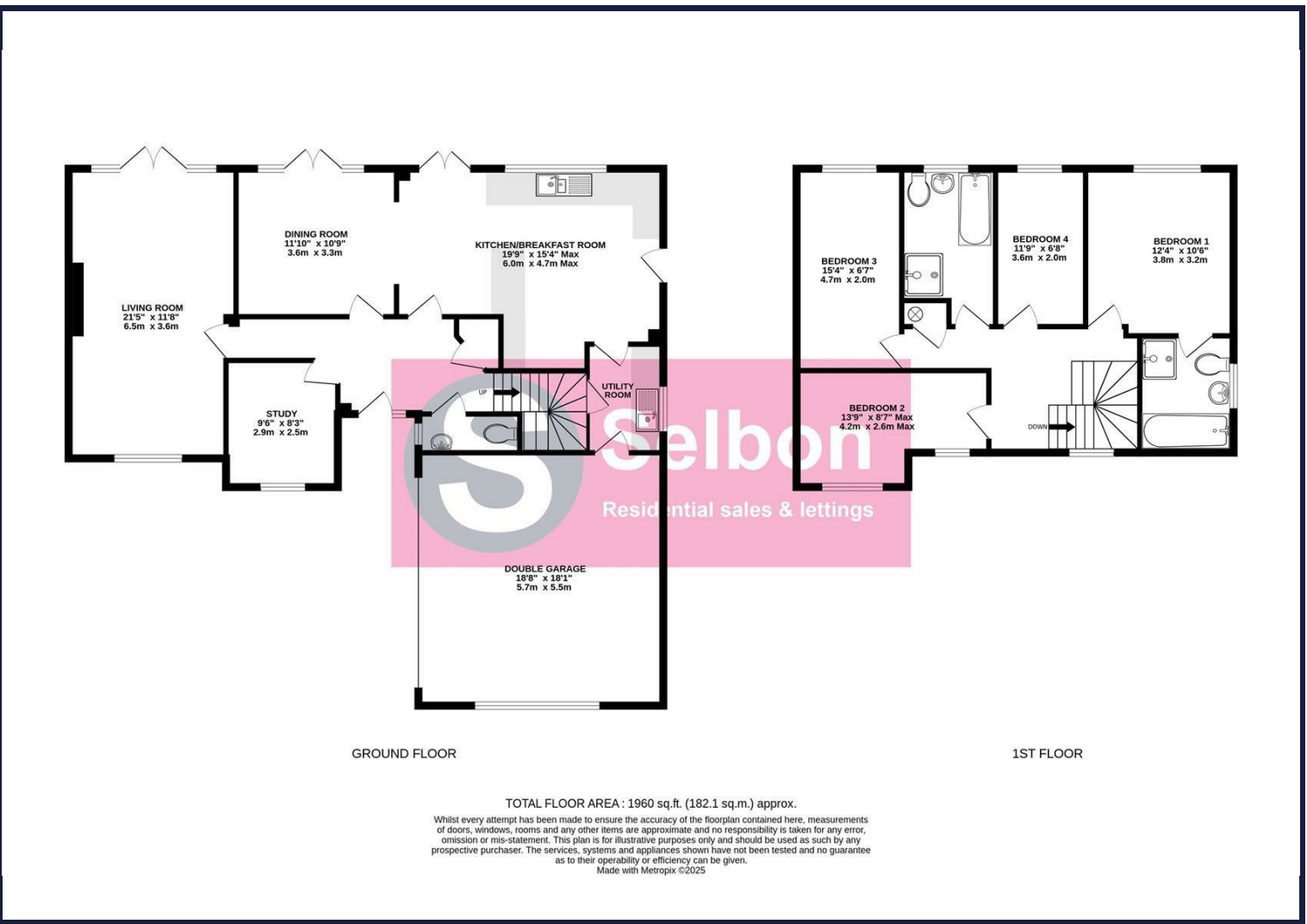




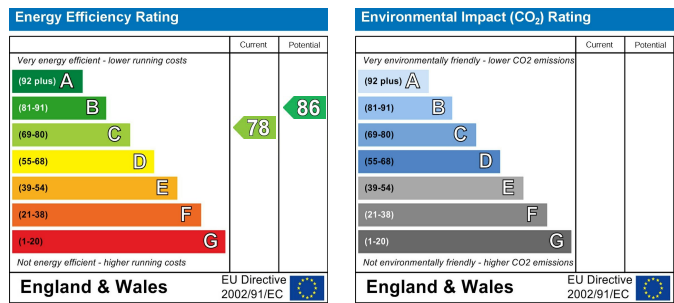


# Floor Plans

# Area Map



# Energy Performance Graph



# Viewing

**Council Tax Band: F**

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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