



**Selbon**

Residential sales & lettings

Dinorben Close, Fleet,  
Hampshire, GU52 7SW

Guide price £900,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Extended & Modernised Detached Family Home
- 19ft. Living Room, Family/Dining Room & Study
- Utility Room & Cloakroom
- Approx. 70ft. Mature Rear Garden
- Close to Fleet Town Centre & Local Schools
- Four Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- En-Suite Shower Room & Family Bathroom
- Driveway Parking & Double Garage
- Dinorben Area of Fleet

Selbon Estate Agents are delighted to offer to the market this extended four bedroom family home, ideally located within this non-estate location in the Dinorben area of Fleet.

The property has been extended and re-modelled by the current owners and offers excellent accommodation over two floors. The current school catchment areas include Heatherside (Infant & Junior) schools and Courtmoor Secondary school.

On entering the property, you are welcomed into a reception hallway with stairs to the first floor with storage cupboard and a cloakroom with white suite.

The principle living accommodation includes 19ft. living room with feature log burner and bay window, 20ft. family/dining room with bi-folding doors to the rear garden as well as two sky lanterns and window, allowing an abundance of natural light to flow into the space.

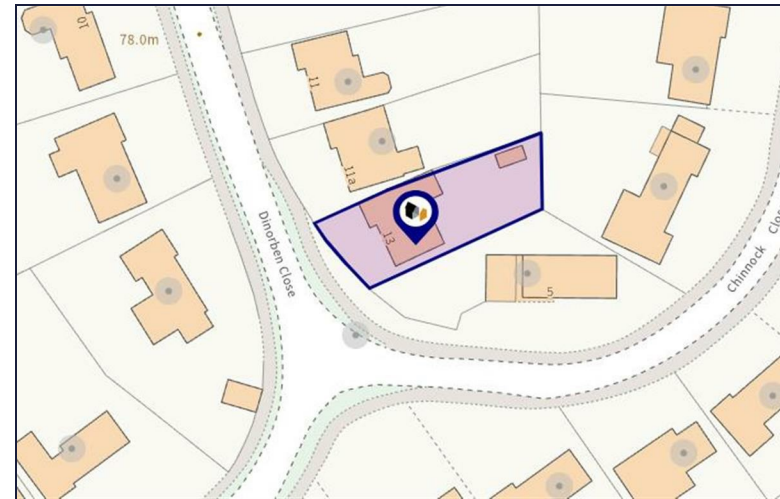
The kitchen/breakfast room comprises; eye and base level cupboard and drawer units, inset sink with mixer tap. Built-in appliances including: double oven, hob and dishwasher. Space for American fridge/freezer. Adjacent to the kitchen is a utility room with further storage cupboards, sink and utility space.

To the first floor there are four bedrooms and a family bathroom with white suite. Bedroom one benefits from an en-suite shower room with white suite.

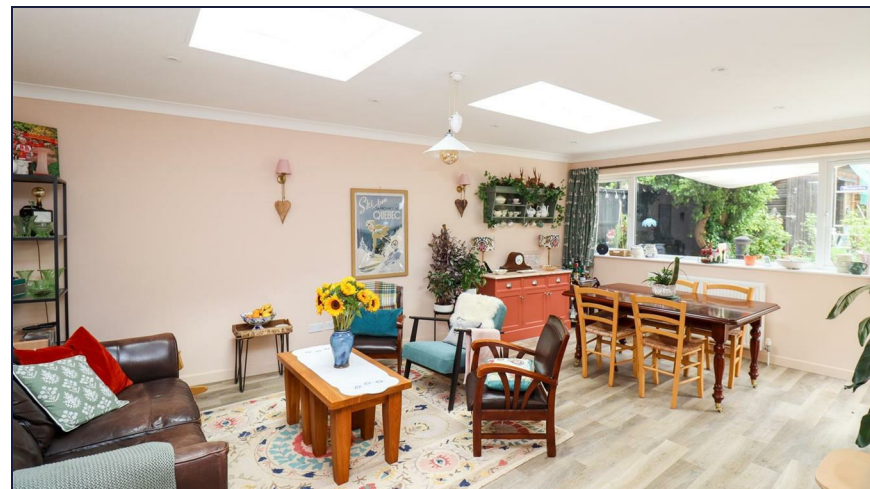
The mature rear garden measures just under 70ft. in length by 45ft. in width to the widest part. Laid predominately to lawn with mature planting and borders. Immediately to the rear of the property is an area of patio, ideal for entertaining.

To the front the driveway provides off-street parking for several vehicles and leads to a double 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.













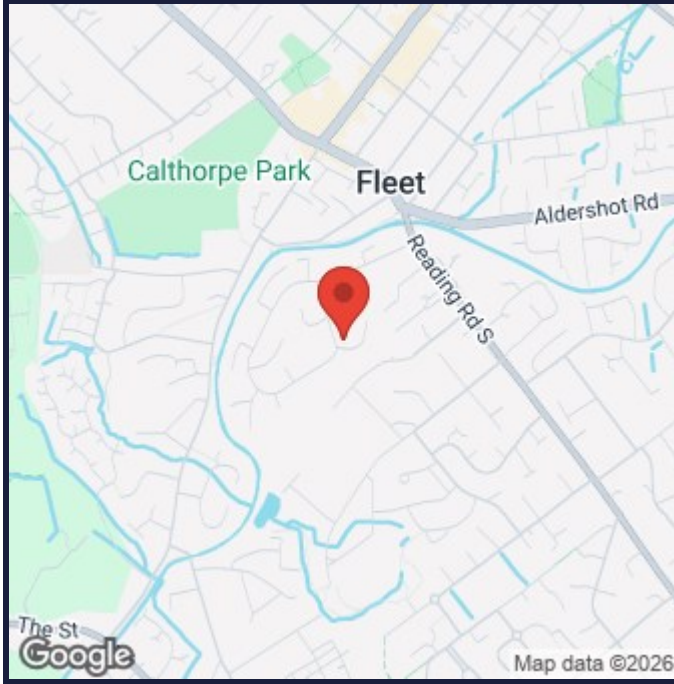
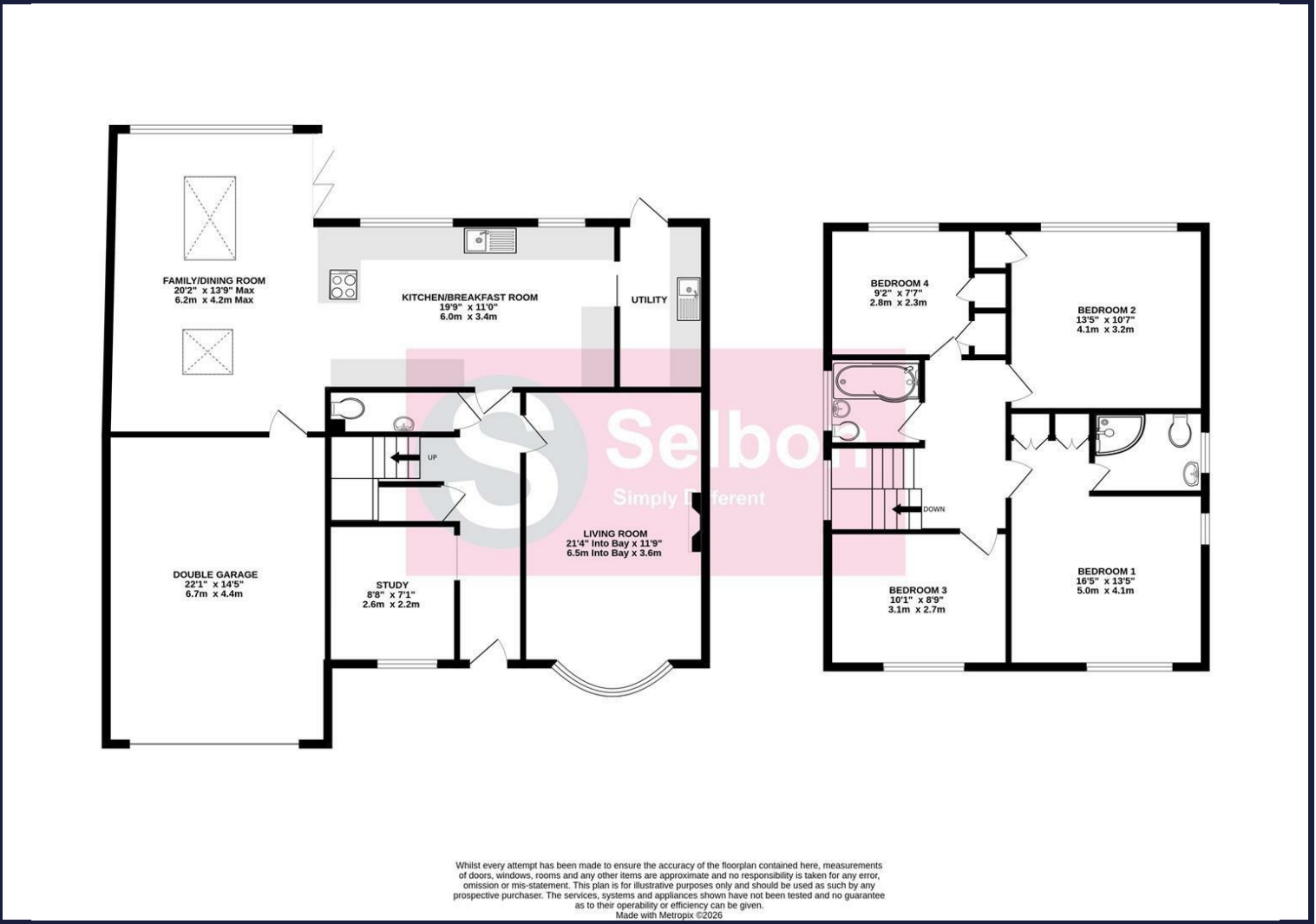




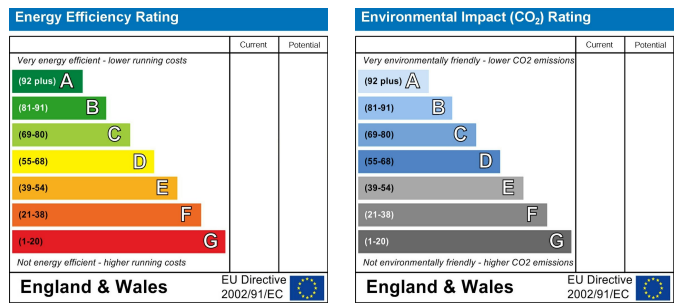


Floor Plans

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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