



Selbon

Residential sales & lettings

Polkerris Way, Church Crookham,
Hampshire, GU52 8UJ

Offers over £700,000 Freehold



01252 979300

Selbonproperty.co.uk

- Cul-de-Sac Location
- Three Reception Rooms
- Over Three Floors
- Three Bathrooms
- Kitchen/Breakfast Room
- Extended Family Home
- Five Bedrooms
- Dressing Room
- Driveway Parking
- Enclosed Rear Garden

Selbon Estate Agents are delighted to offer this five-bedroom detached family home which is situated within a sought-after cul-de-sac location in Church Crookham.

Benefits to this property include spacious and flexible accommodation over three floors, a 20ft kitchen/breakfast room, three bathrooms, an enclosed rear garden, professionally fitted Sharps dressing room and three reception rooms.

The ground floor accommodation offers a spacious entrance hall leading to the 17ft sitting room with a beautiful bay window and direct access into the kitchen/breakfast room. The 20ft kitchen/breakfast room has been finished to a high standard and offers a range of units, granite work surfaces, breakfast bar and additional appliance space.

Within the kitchen, you have access to the light and airy dining room with a stunning lantern window and separate study. The downstairs accommodation is finished with the utility room and the downstairs W.C.

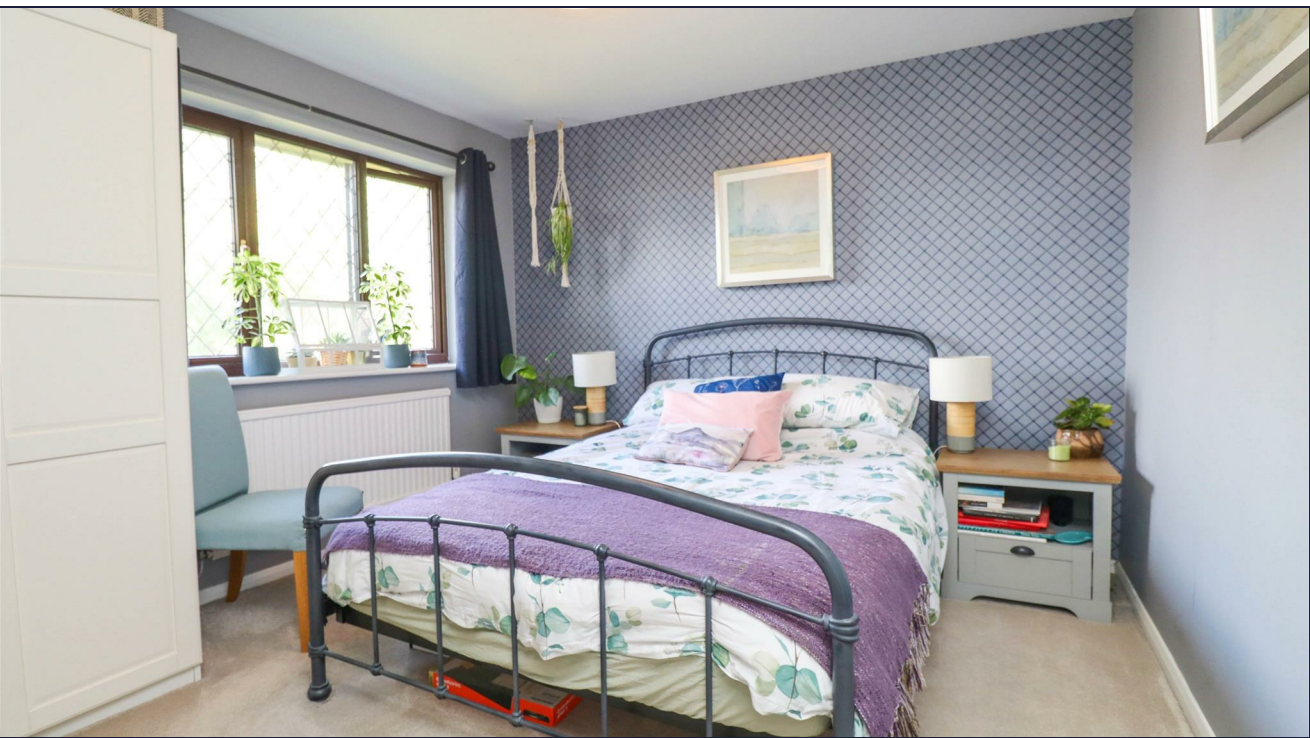
On the first floor the property offers three bedrooms with the main bedroom offering a spacious dressing room with fitted wardrobes and en-suite facilities. The first-floor accommodation is finished with the family bathroom which offers a bath with shower overhead, sink and toilet. The second-floor accommodation offers two generous double bedrooms and the third bathroom which offers sink, toilet and shower.

Outside the enclosed and charming garden is mainly laid to lawn with well-established raised beds and trees throughout. At the rear of the property, you will find two patio areas and a wooden breeze house with power and heating, providing multiple areas for entertaining.

The front of the property offers ample driveway parking and access to the garage which can be used for storage.





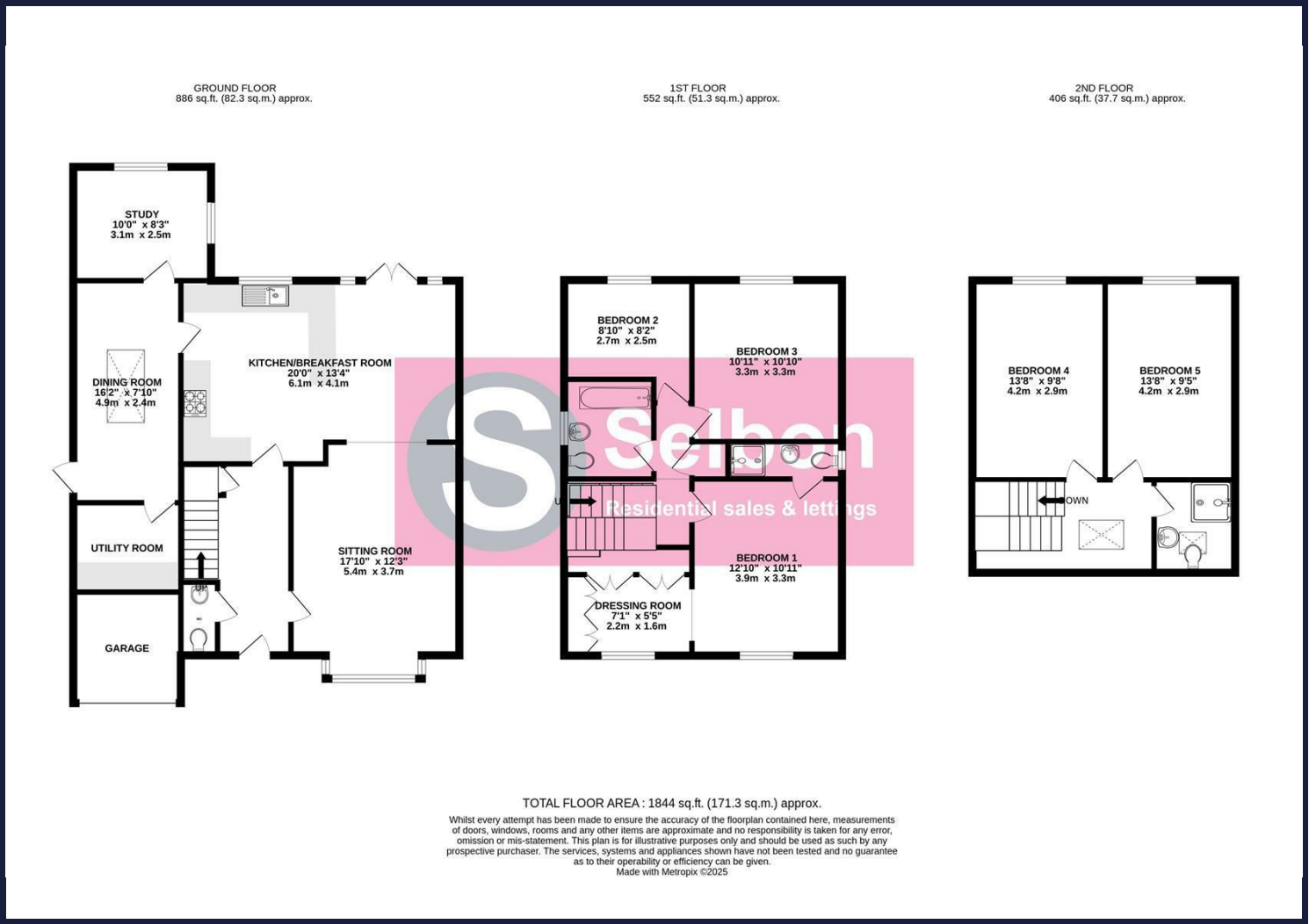








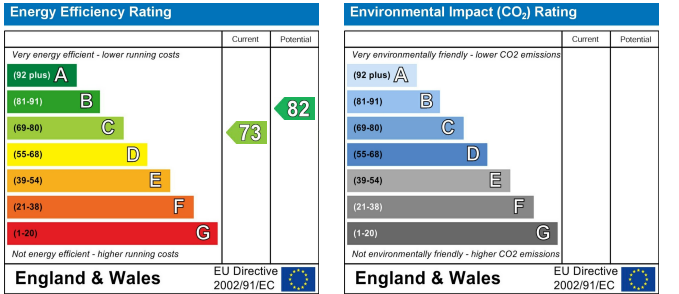
Floor Plans



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

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Council Tax Band: F