



- Four Bedroom Detached Bungalow
- Re-Fitted Kitchen/Breakfast Room
- Two En-Suites & Family Bathroom
- Driveway Parking & Electric Charge Point
- Close to Local Amenities

- 1/3 Of An Acre Mature Plot
- 23ft. Orangery With Bi-Folding Doors
- Utility Room, Storeroom & Cloakroom
- Courtmoor Area of Fleet
- Gas Central Heating, Double Glazed Windows & Solar Panels

Selbon Estate Agents are delighted to offer to the market this deceptively spacious detached bungalow offering 2300 Sq.Ft. of accommodation and occupying a mature plot approaching 1/3 of an acre, situated in the Courtmoor area of Fleet.

The property has undergone significant extension and refurbishment in recent years and offers contemporary open plan living accommodation.

On entering the property you are welcomed into a generous hallway with cloaks cupboard, which in turn opens into a library area. Of particular note is the kitchen/breakfast room which has been re-fitted to a high standard with a 2.4m central island with integrated Neff 5-zone induction hob, ample storage and wine rack. Further Neff appliances include: Dual touchscreen pyrolytic ovens with slide and hide door, one with integrated microwave and separate integrated warming drawer, dishwasher, American 'no frost' 533 litre fridge freezer with integrated ice maker and filtered chilled water, Bianco Belfast sink with separate filtered cold water supply, ceiling extractor and 40mm solid wood Iroko worktops.

From the kitchen you are welcomed into a living room which in turn leads to a light and airy orangery/dining room with bi-folding doors that span across the entire room and allow an abundance of natural light to flow in, whilst also enjoying the mature grounds from inside.

There are 4 bedrooms (2 with en-suite facilities and built-in wardrobes) and a family bathroom.

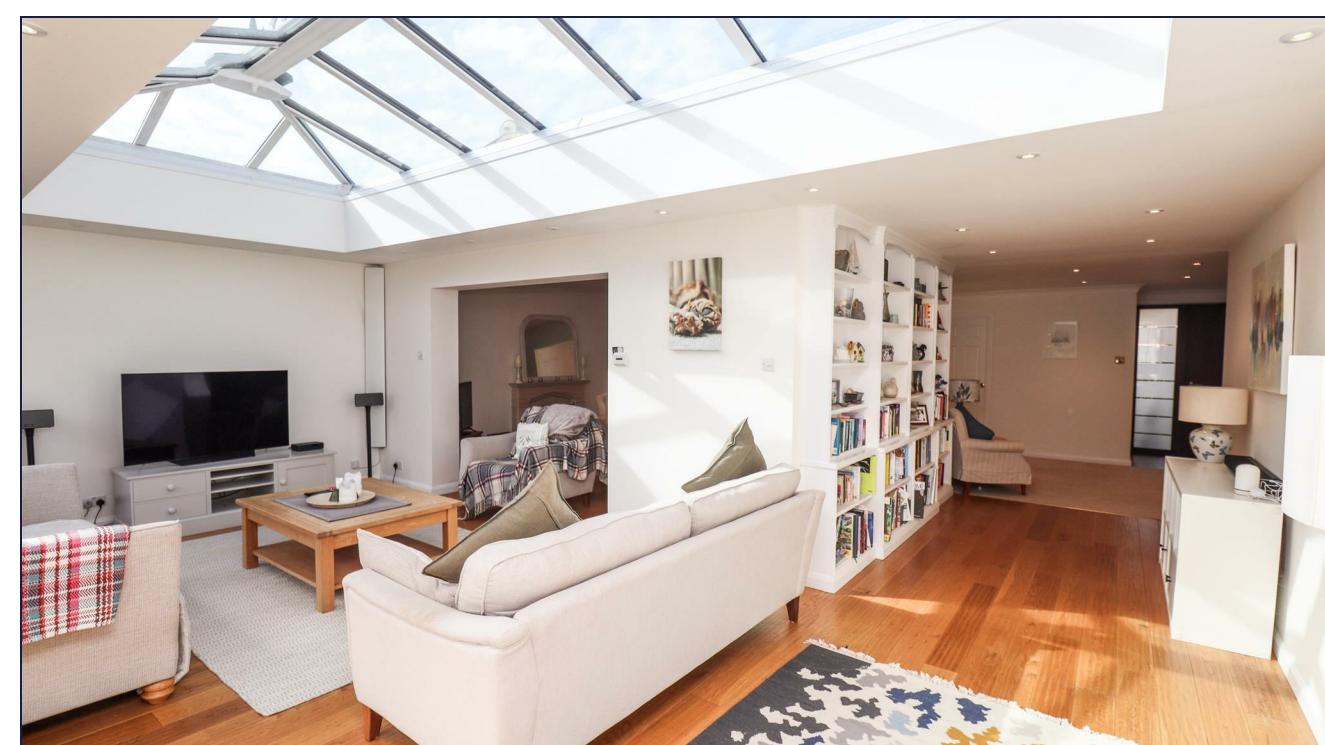
Further accommodation includes a utility room, store room and cloakroom.

The mature 135ft. rear garden offers a high degree of privacy and is predominately laid to lawn with evergreen borders and planting. To the rear of the garden are two ponds which form part of a developing wild garden area regularly visited by a range of wildlife.

To the front of the property the driveway provides parking for several vehicles with vehicle charging point, planting and flower beds.





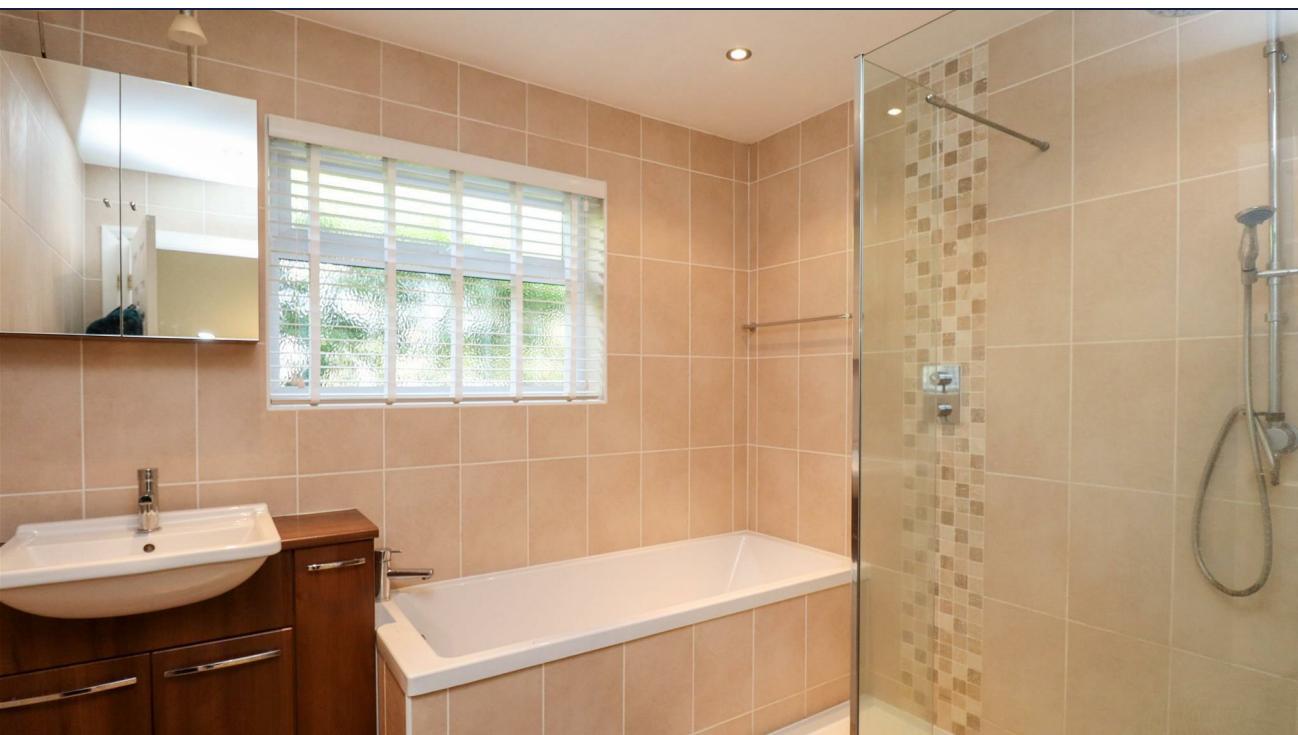




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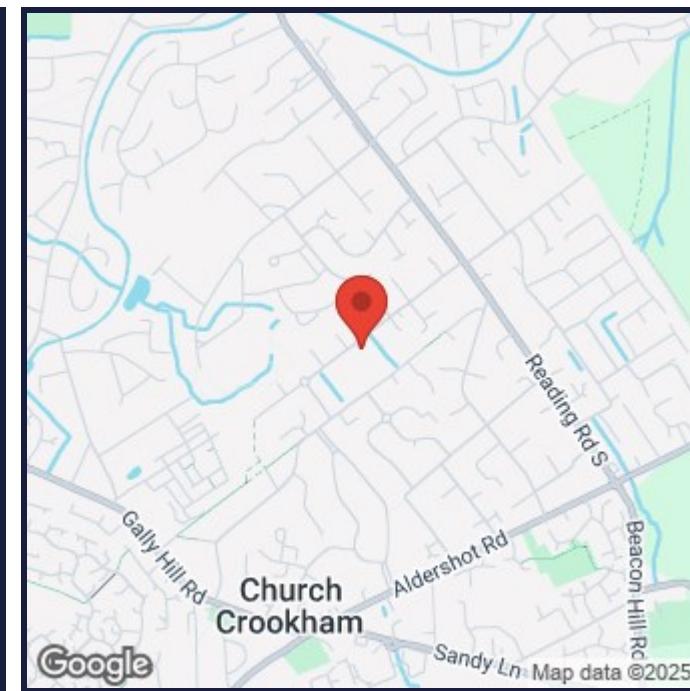
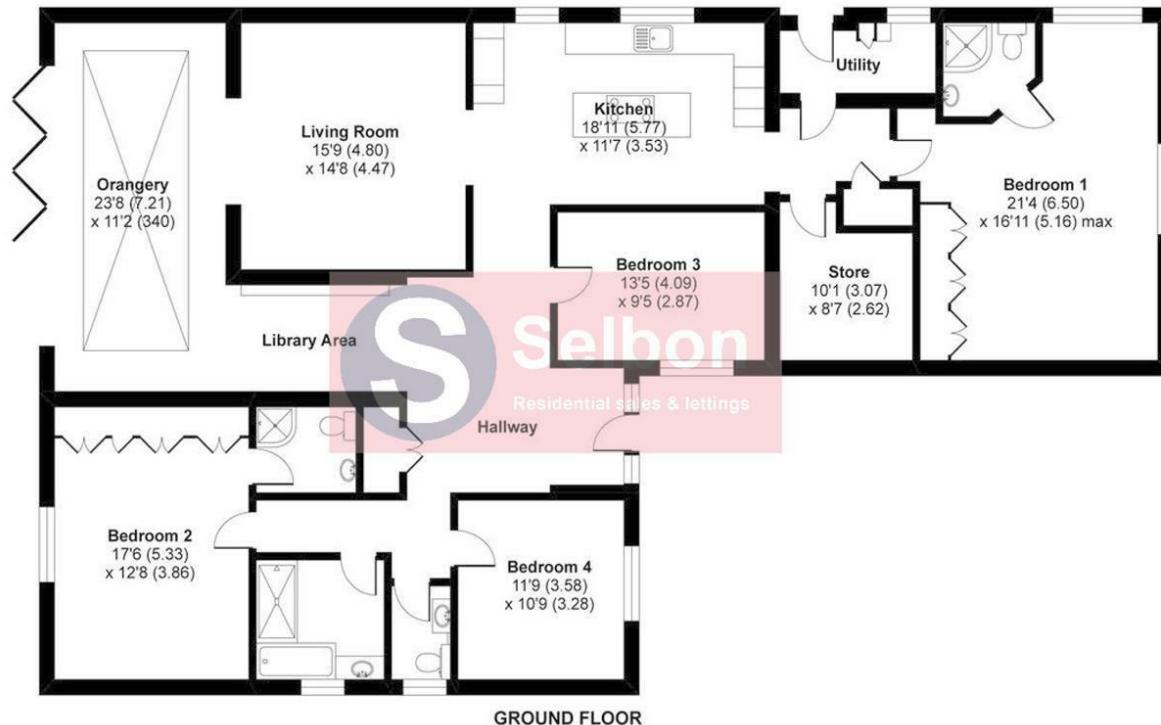




Basingbourne Road, Fleet, GU52

Approximate Area = 2318 sq ft / 215.3 sq m

For identification only - Not to scale



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	100	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

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

Council Tax Band: G

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