



- Modern Detached Family Home
- Four Bedrooms
- Kitchen & Utility Room
- En-Suite & Family Bathroom
- Cul-De-Sac Location

- Ancells Farm Development
- Entrance Hallway & Cloakroom
- Lounge & Dining Room
- Westerly Facing Rear Garden
- Close to Local Amenities & Fleet Station

Selbon Estate Agents are delighted to offer this modern detached family home situated in a cul-de-sac location on the ever popular Ancells Farm development.

For the commuter Fleet mainline train station is under 1 mile away, and the M3 Motorway is within easy reach.

Due to the size of the rear garden and integral garage there is excellent scope to extend, convert or remodel the property subject to normal planning consents.

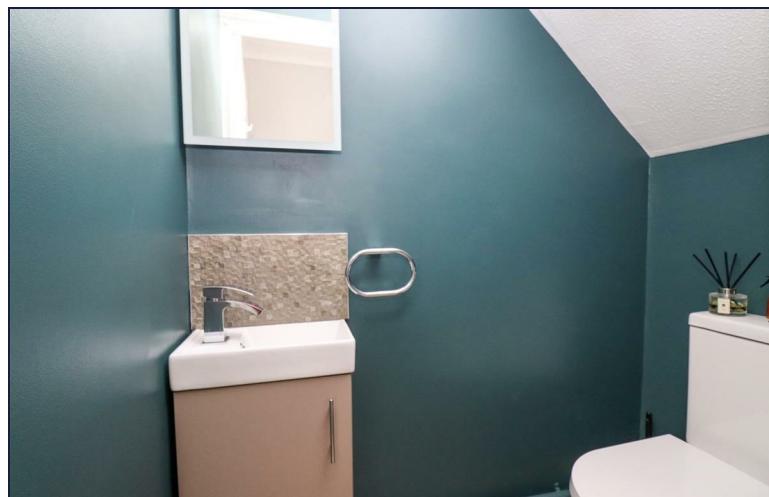
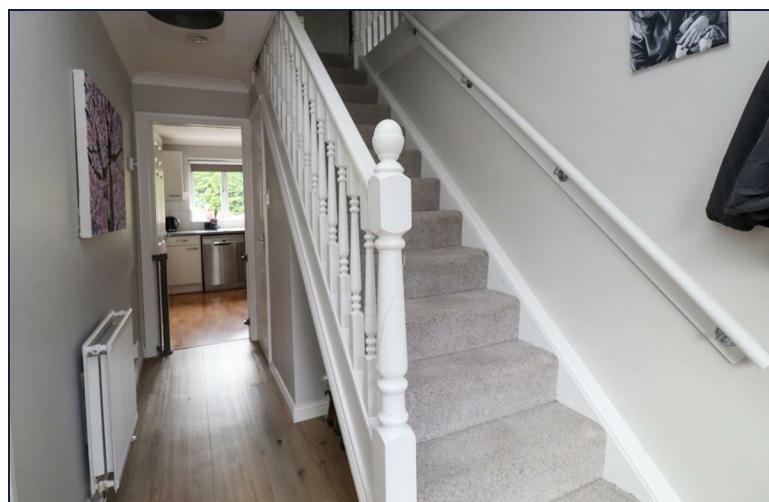
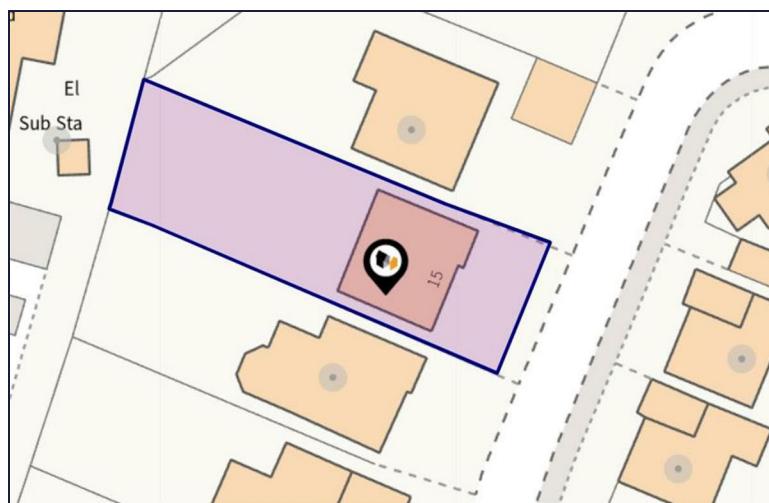
Accessed via the driveway leading to the covered entrance, there is a part double glazed front door leading to the entrance hall which in turn has doors leading to the lounge, kitchen and cloakroom.

The re-fitted cloakroom offers a white suite, the 16ft bay fronted lounge has a fire place with electric fire and double doors leading to the 10ft dining room which has double glazed French doors leading to the rear garden. There is a 9ft fitted kitchen with an archway to the utility room which has a part double glazed door to the side of the property.

The first floor landing has access to the boarded loft, an airing cupboard housing the hot water tank and doors leading to the bay fronted main bedroom with en-suite shower room which has been re-fitted to a high standard, there are 3 further bedrooms (bedrooms 2 & 3 have built in wardrobes) and a re-fitted family bathroom with a white suite.

Further benefits include gas central heating, double glazed windows, a larger than average westerly facing rear garden with potential for extension (stpp), an open plan front garden, driveway parking for 3 cars and a single integral garage. The owners have also recently replaced the boiler.

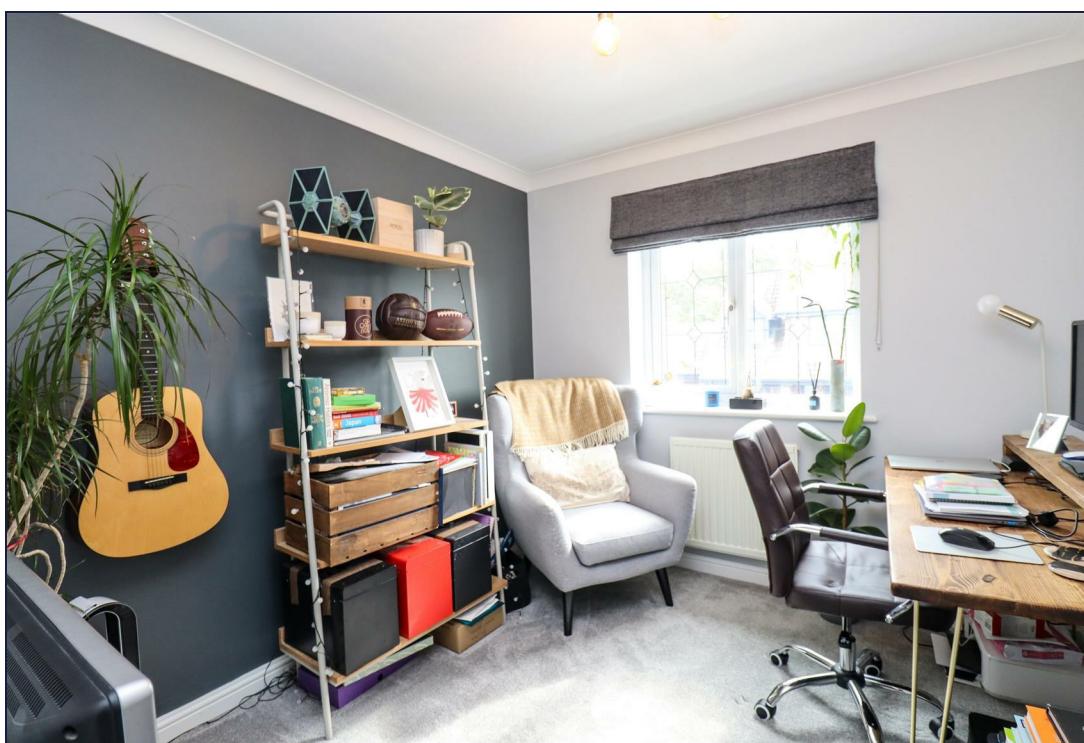
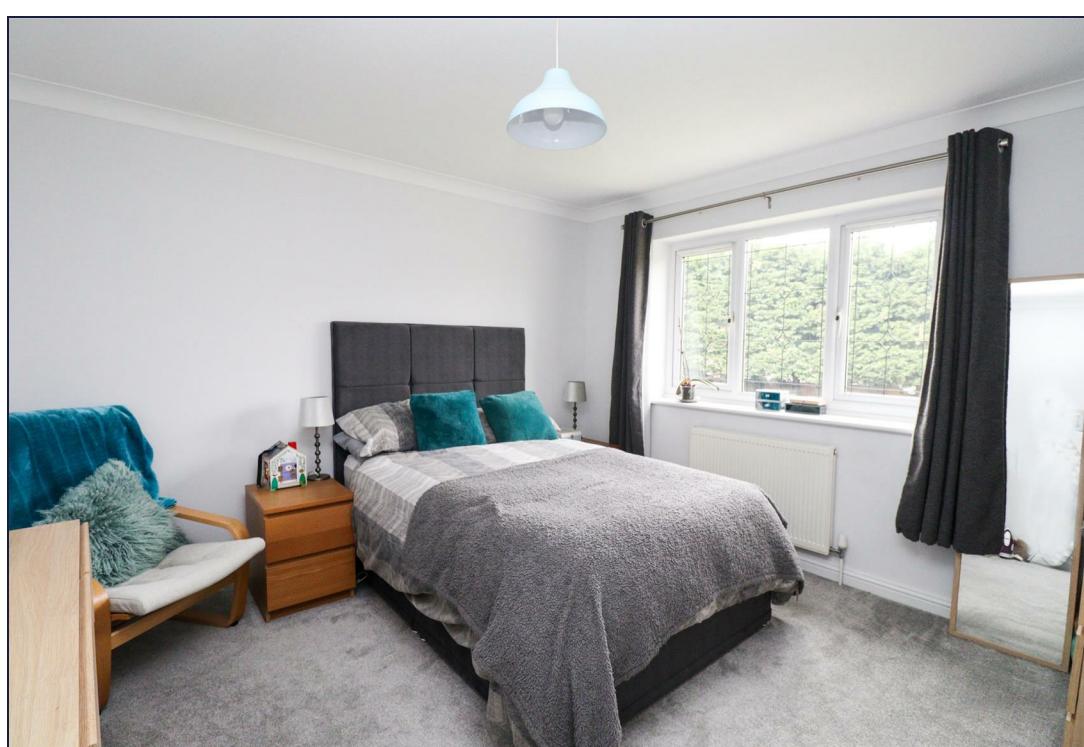
Ancells Farm has a local parade of shops with a Tesco's express and fish and chip shop, there is a pub and bus stops all within easy reach. Fleet main line train station, the town centre and Fleet pond are also close by.

















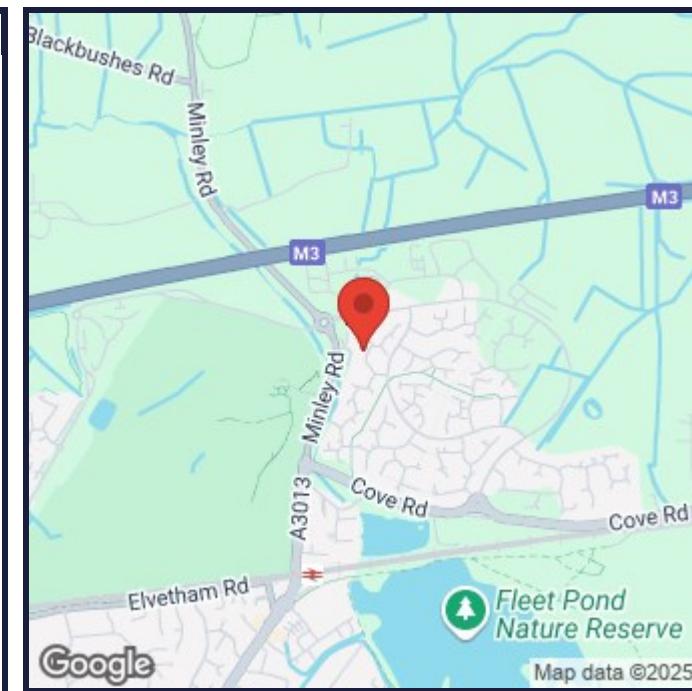


Floor Plans

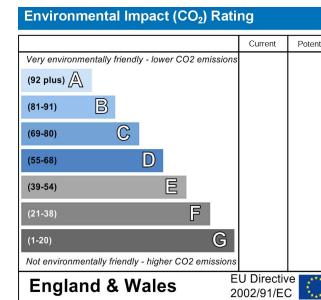
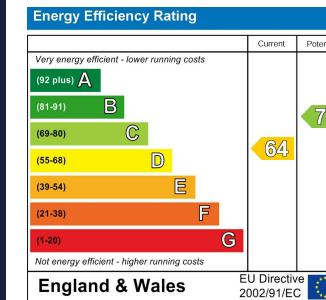


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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