



Selbon

Residential sales & lettings

Nugent Close, Church Crookham, Fleet,
Hampshire, GU52 8BH

Offers in excess of £400,000 Freehold

 3  2  1  B

01252 979300
Selbonproperty.co.uk

- Modern Semi Detached Home
- Kitchen/Breakfast Room
- Main Bedroom With En Suite
- Gas Radiator Heating, Double Glazed Windows & Solar Panels
- Carport & Driveway Parking For 2/3Cars
- Entrance Hall & Cloakroom
- Lounge
- 2 Further Bedrooms & Family Bathroom
- Enclosed Southerly Facing Garden
- Development Charge £301.14

Selbon Estate Agents are delighted to offer this well-presented modern 3 bedroom semi detached home to the market, situated on the popular Crookham Park development, fronting onto a tree lined walkway.

The property was built by Mssrs Taylor Wimpey in 2019 and is an ideal family home for those looking for modern day living on a development with an array of convenient amenities including shops, a school, community centre, open green areas and children's play areas. The property will also favour landlords as Crookham Park is a popular area for the rental market.

Accessed via an enclosed front garden with a gate to the car port, the front door which opens into the hallway with a cloakroom and under stairs storage cupboard. The front aspect kitchen/breakfast room has a range of eye and base level units with granite worksurfaces, inset Franke sink, built in appliances include; AEG double oven, AEG hob, extractor fan, AEG washer/dryer, fridge/freezer and AEG dishwasher. There is a 15ft rear aspect living room with French doors to the rear garden.

The first floor boasts three bedrooms along with the family bathroom. Bedroom one benefits from an en-suite shower room.

Further benefits include gas central heating, double glazed windows and solar panels, a southerly facing rear garden, enclosed front garden with gated access to the car port and driveway, offering parking for 2/3 cars.

There is an annual charge of £301.14 towards the maintenance of the development and SANGS.

Crookham Park boasts a variety of open spaces, a Sainsburys local and infant school as well as access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre, which has an array of shops, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke Canal, Fleet pond and Hart leisure centre, are all within a short drive.

We would highly recommend and early viewing to fully appreciate the home and to avoid disappointment.





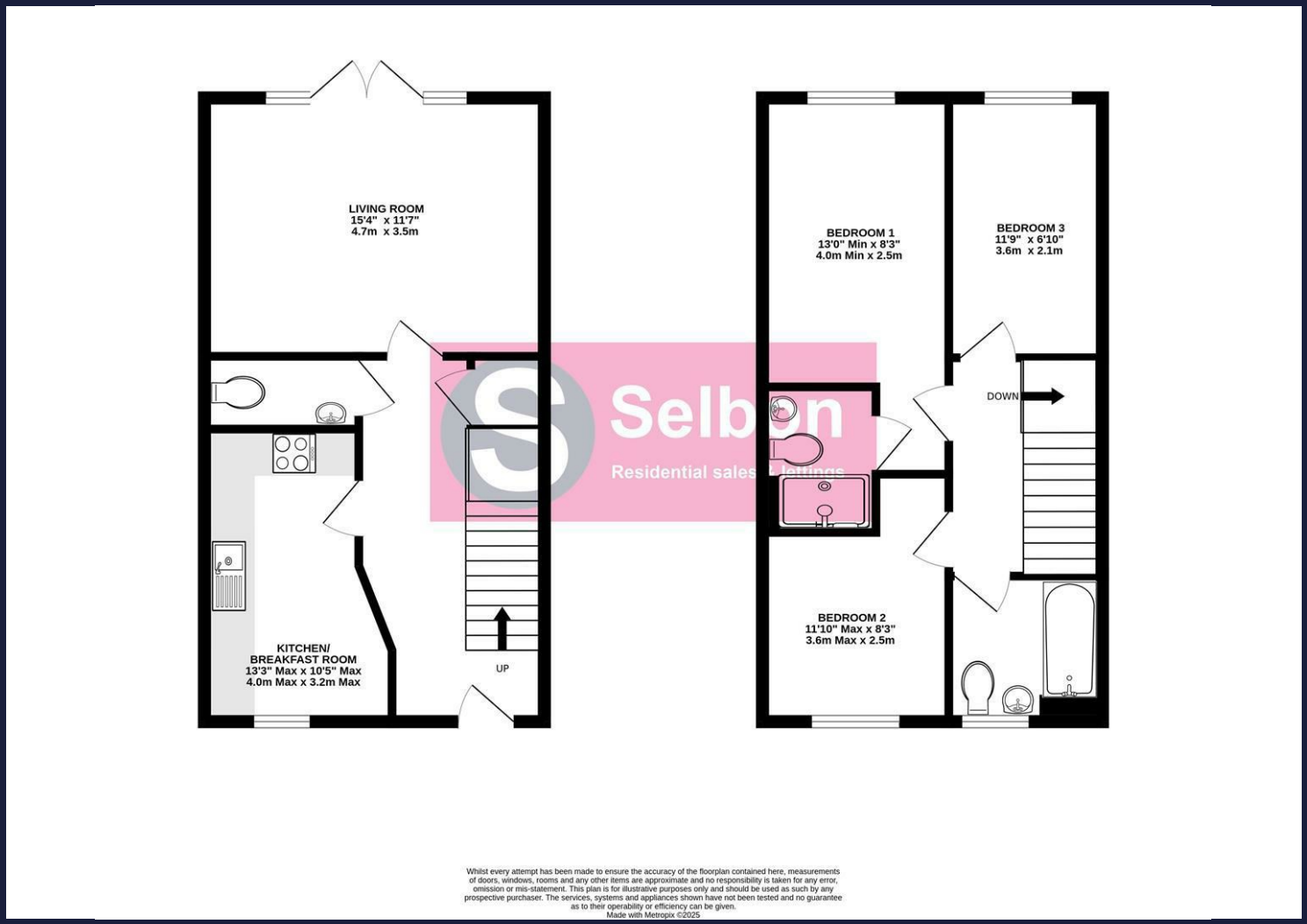








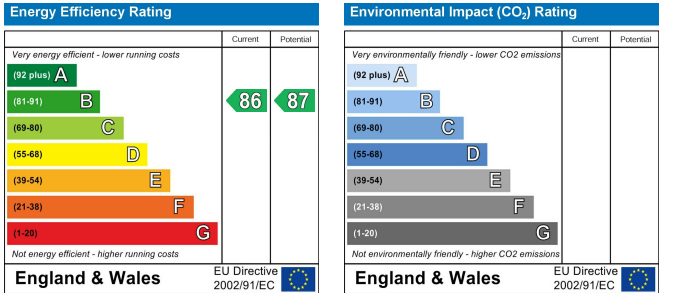
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: D