



Selbon

Residential sales & lettings

Decouttere Close, Church Crookham, Fleet,
Hampshire, GU52 0UR
Guide price £425,000 Freehold



01252 979300
Selbonproperty.co.uk

- Three Bedroom Family Home
- Living Room / Dining Room
- Bedroom One With Dressing Room
- Enclosed Rear Garden
- Cul-De-Sac Location
- Zebon Copse Development
- Kitchen and Cloakroom
- En-Suite Shower Room & Family Bathroom
- Driveway Parking & Garage
- Double Glazed Windows & Gas Central Heating

Selbon Estate Agents are delighted to offer this three bedroom semi-detached family home to the market built by Mssrs Bryant Homes to the 'Rowan' design situated in a cul-de-sac location on the popular Zebon Copse development.

The 'Rowan' is a popular design for many reasons, very few semi detached properties offer a cloakroom, dressing area, an en-suite and the possibility to convert the integral garage into additional living accommodation (subject to normal building control regulations).

The property is accessed via a driveway which leads to the canopied entrance porch which in turn gives access via a front door to the entrance hall, the stairs lead to the first floor landing and there is a door that leads into the living/dining room. The living room overlooks the front and the dining area overlooks the rear garden with the added benefit of a bay window feature.

The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in appliances include; oven, hob and extractor over. Space and plumbing for washing machine, and fridge.

The landing gives access to bedroom one which has a dressing area with two built-in wardrobes, which in turn leads to the en-suite shower room. There are two further bedrooms and a family bathroom.

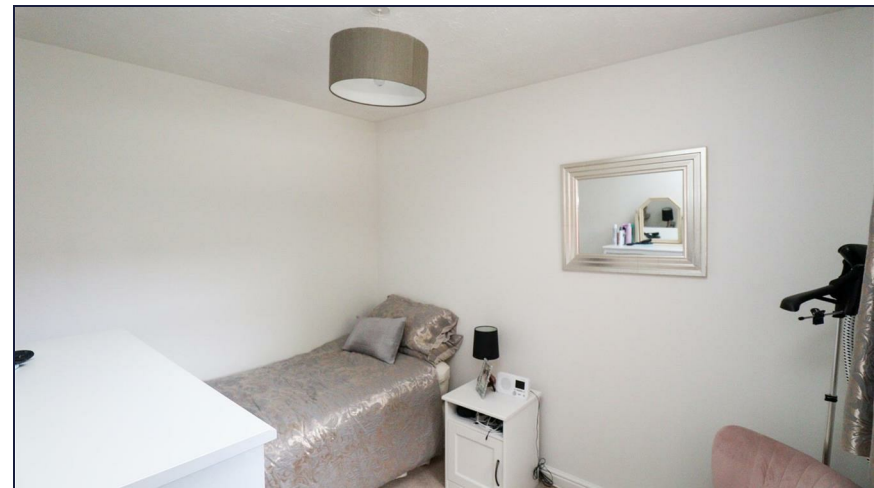
The rear garden is predominately laid to lawn with area of hard standing for shed. Immediately to the rear of the property is a patio area.

Further benefits include gas central heating, double glazed windows, driveway parking and an integral garage.

Zebon Copse has its own convenience store and has easy access to local shops, schools and other amenities, Fleet town centre, supermarkets, sports centre and a wealth of walking and cycling routes, the Basingstoke Canal and Edenbrook nature reserve are all on the doorstep.











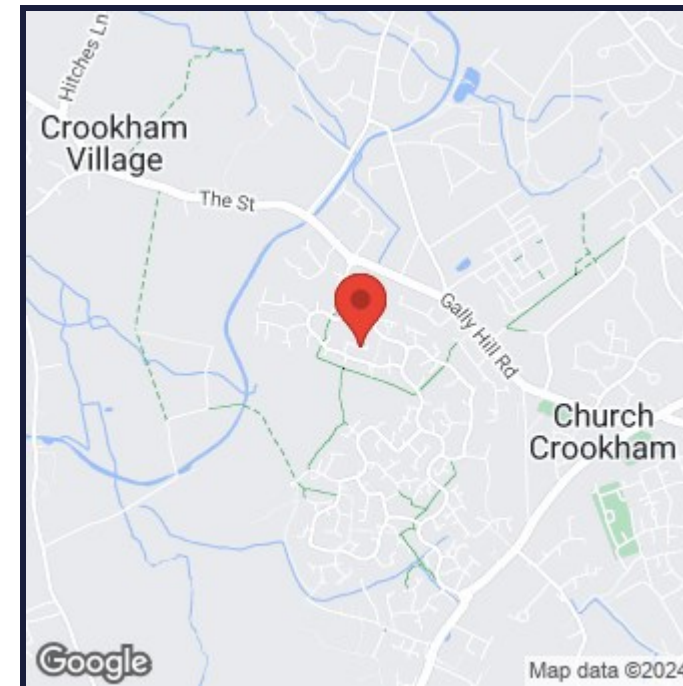


Floor Plans

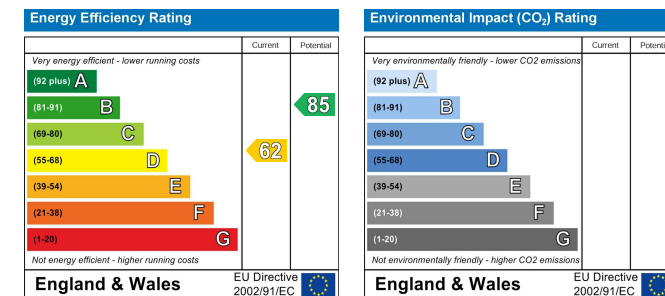


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2024



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

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 **Email:** sales@selbonproperty.co.uk