



Edenbrook  
£910,000

 mackenzie smith



15 Kingfishers, Edenbrook, Fleet, Hampshire, GU51 5BS

Classic, yet modern styles, with spacious and versatile accommodation truly set this home apart; with three reception rooms, four double bedrooms, en suites, a balcony, an open plan kitchen, double garage and garden all within a popular location, near the new leisure centre and reputable schools.

LOCATION

Edenbrook rests on the fringes of Fleet, with the multi-million pound, brand new Leisure Centre just a short walk away, along with several reputable schools. It is less than a 10 minute drive to Fleet's train station, business communities and local amenities.

THE PROPERTY

The first impression of the home is one that continues throughout; fresh and neutral decor and high specification finishes. The underfloor heating that greets you continues throughout the home, whilst the turning staircase with glass panelling hints at the contemporary styles within.

To the ground floor, there is a wealth of versatile accommodation that could serve many purposes, currently a dining room/study benefits from a dual aspect outlook, whilst the living room benefits from double French doors that open out to the garden, bringing in a wealth of natural light, whilst a remote controlled stone gas fireplace creates a warming central focal point.

Continuing on the ground floor, a downstairs cloakroom and storage cupboard prove valuable additions, along with a utility room which hosts the freezer, a sink and provides plumbing and space for further appliances.

A spacious and remarkable room completes the ground floor accommodation, the open plan kitchen/breakfast/family room. The kitchen has been fitted with a range of modern, handleless, base and eye level units with an expanse of composite work surface space which extends to incorporate a breakfast bar. The

kitchen integrates a variety of appliances, including; a microwave, warming drawer, two AEG ovens, a five ring ceramic hob with extractor hood, a fridge and a dishwasher. Clever use has been made of the coffered ceiling with recessed edge mood lighting which creates a flow through to the living areas of the room, which features another two double sets of French doors in addition to a continuation of the kitchen units for entertainment or storage, whilst there is plenty of space for both living and dining furnishings.

To the first floor of the home, the landing leads through to all four double bedrooms, the bathroom along with providing loft access and a storage cupboard housing a megaflo system.

Whilst all four bedrooms are presented as doubles, the master suite and bedrooms two and three benefit from further additions. The second bedroom features a luxury en suite with finishes that can be seen in all the bathrooms in the home, benefitting from a double width walk-in shower, whilst bedroom three features built-in wardrobes. The master suite boasts a dressing area with extensive hanging rails and shelving, along with a four piece en suite, featuring a walk-in shower, bathtub, jack and jill sinks, with contemporary finishes such as a mirror with lighting and a heated towel rail. The final touch to the master suite is a set of French doors that lead out to a balcony.

The main bathroom continues the styles of the home to offer a bath with a shower overhead, along with a heated towel rail.

THE GROUNDS

To the front of the home, a pathway leads to a covered entrance, with areas of lawn either side along with mature shrubs and flower beds for added kerb appeal.

The rear garden offers an extensive paved patio area leading to an expanse of lawn, all bordered by wooden panel fencing and brickwork to create a pleasant sense of privacy. There is direct access to the garage here, along with a gate leading onto the driveway of the home.

ENERGY EFFICIENCY RATING

Current: C | Potential: B

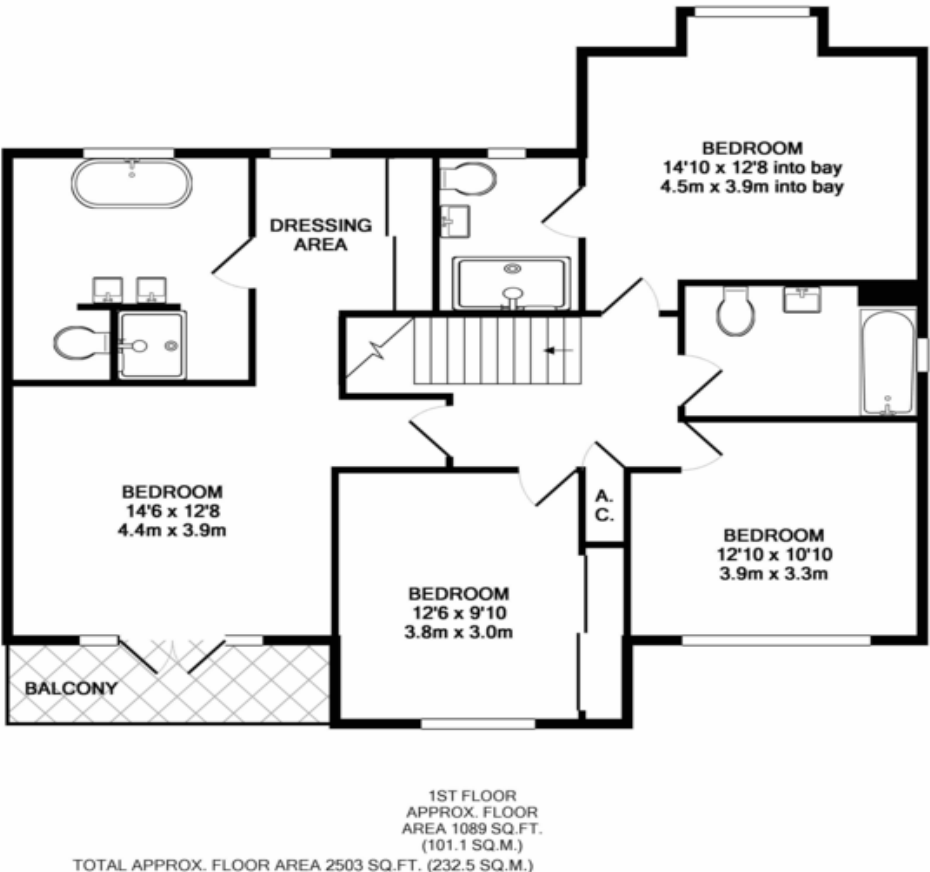
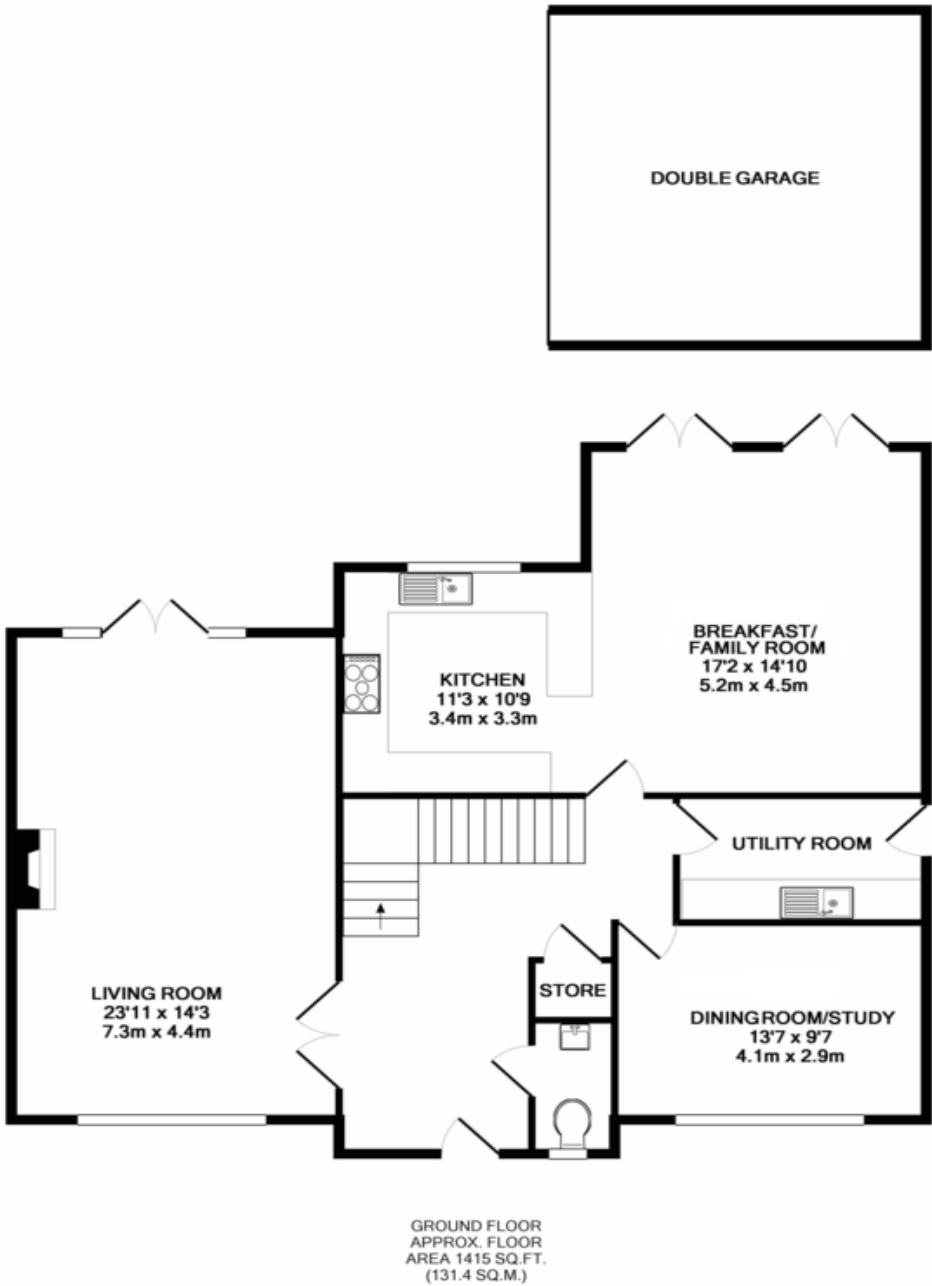
Directions

From our office in Fleet, turn right onto the Fleet Road. On approaching the traffic lights, turn right again onto Reading Road North. At the roundabout take the first exit into Hitches Lane, turn right into Willowbourne and continue along passing the show home on the left hand side. After a short distance bear left into Willowbourne taking the turning left into Kingfishers where the property can be found at the end of Kingfishers on the left hand side.

Every effort has been made to ensure these particulars provide a fair representation of the property, however we would like to draw your attention to the following:  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. References to the tenure of a property are based on information supplied by the vendor. The Agent has not had sight of the title documents. The purchaser is advised to obtain verification from their solicitor or surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Measurements are approximate and any plans provided are not to scale.

01252 812121

fleet@mackenziesmith.co.uk  
www.mackenziesmith.co.uk



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