



Selbon

Residential sales & lettings

Ayrshire Gardens, Fleet,
Hampshire, GU51 2TS

Offers in excess of £800,000 Freehold



01252 979300
Selbonproperty.co.uk

- Extended Detached Family Home
- Lounge With Wood Burner & Study
- Bedroom One With Dressing Area & En Suite
- Gas Radiator Heating & Double Glazed Windows
- Double Garage & Double Driveway
- Entrance Hall With Cloakroom
- 22 ft Kitchen/Dining Room With Utility Room
- 3 Further Double Bedrooms & Family Bathroom
- Larger Than Average South Facing Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this thoughtfully extended and improved detached family home to the market, situated in a cul de sac on the ever popular Ancells Farm development, close to local shops and within walking distance of Fleet mainline railway station and Fleet pond.

The current owners have lived in the property since 2006 and over the years have modernised and extended the property to create modern and versatile living accommodation, which compliments the needs of those working from home, whilst embracing family life.

The property is accessed via a path leading to a front door which in turn leads to the spacious entrance hall which has solid wood flooring, a storage cupboard and stairs leading to the first floor landing.

There is modern refitted cloakroom, study, 22ft lounge with a feature wood burner and double glazed French doors leading to the rear garden and access to the 22ft open plan kitchen/dining/living room with extensive eye and base level units, work surfaces, some integrated appliances and access to the utility room.

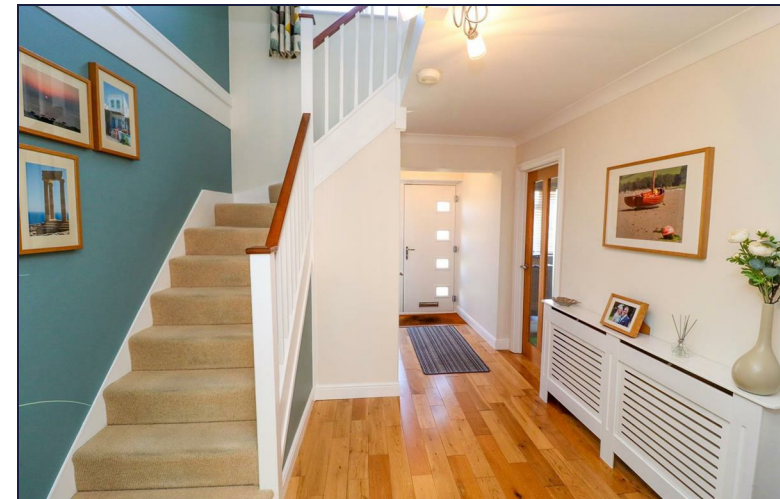
The dining area has space for a large table and chairs and the living area currently houses a sofa and there are double glazed bi folding doors to an area of patio, ideal for socialising and a door to the double garage.

The bright first floor landing has a front aspect double glazed window and doors to the bedrooms and family bathroom, the main bedroom has been extended and benefits from built in wardrobes, a vaulted ceiling with double glazed sky lights, a dressing area with fitted wardrobes and an en suite bathroom.

There are 3 further double bedrooms, bedroom two has a double built in wardrobe and there is a refitted family bathroom with a free standing bath and tiled shower cubicle.

Further benefits include gas central heating, double glazed windows, an attached double garage, open plan front garden and an impressive larger than average south facing rear garden.

The home is offered with no onward chain.











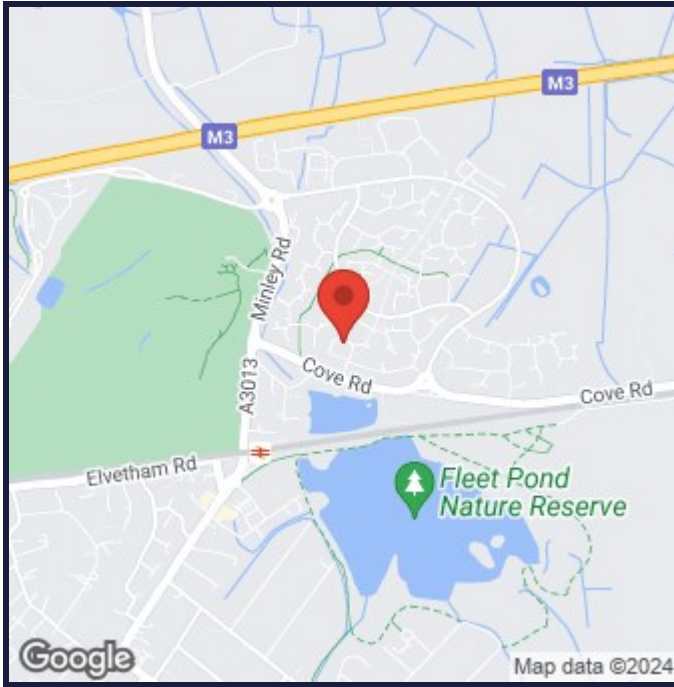
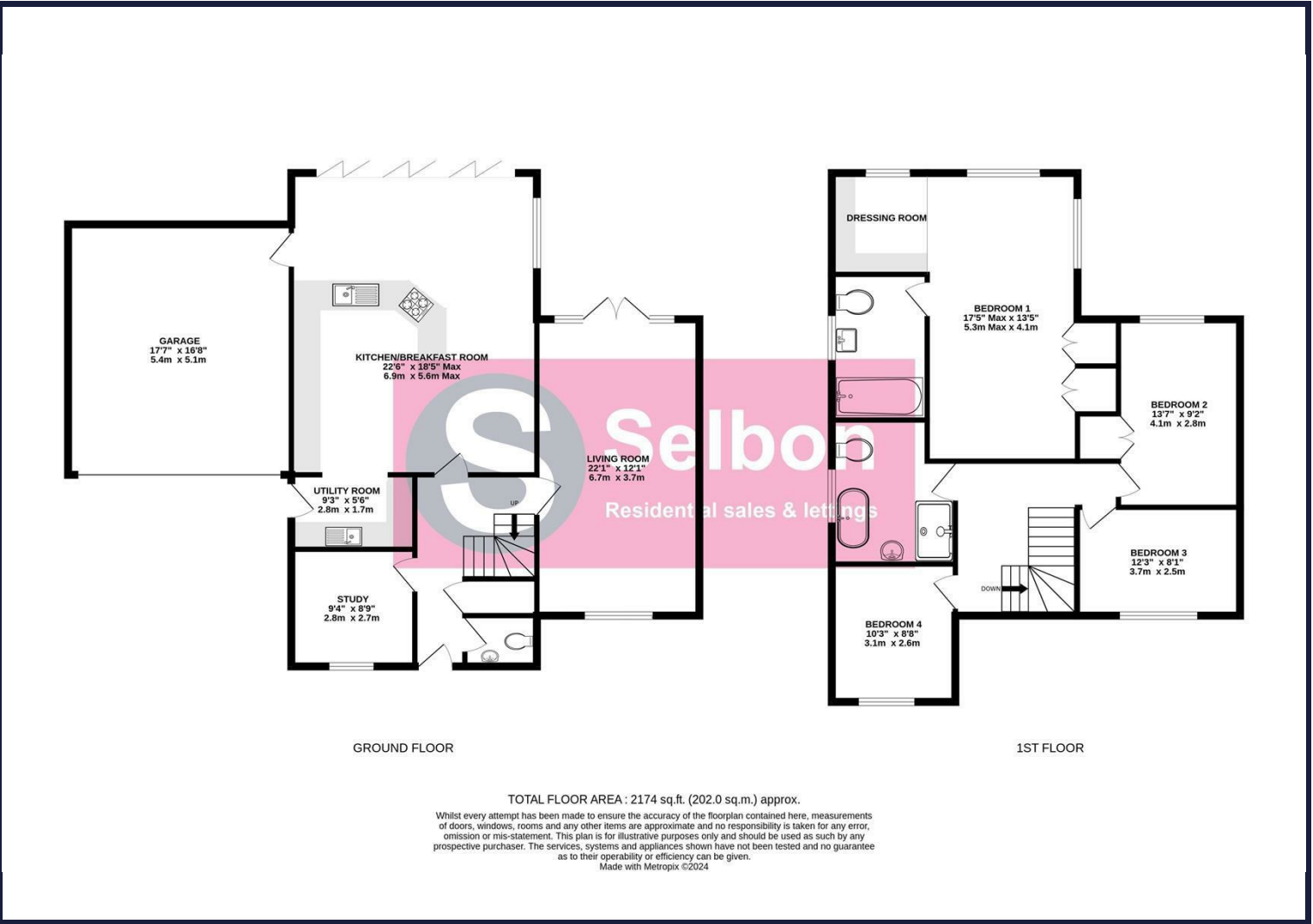




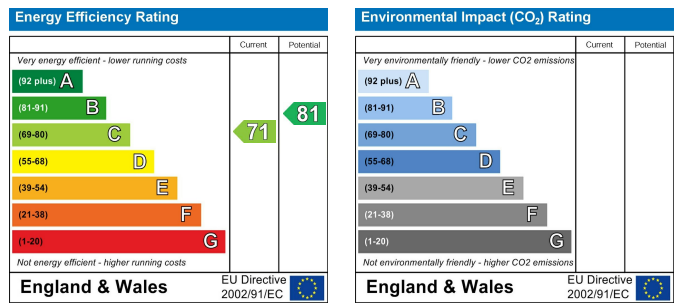


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: F

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

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