



Selbon

Residential sales & lettings

Kingfishers, Fleet,
Hants, GU51 5BS

Guide price £675,000 Freehold



01252 979300

Selbonproperty.co.uk

- 3 Storey Detached Berkley Home
- Lounge/Kitchen/Dining Room
- 2 Further Bedrooms & Bathroom (2nd Floor)
- Double Glazed Windows
- Corner Plot Garden
- Entrance Hall & Cloakroom
- Principle Bedroom, Dressing Room, En Suite & Balcony
- Underfloor Heating (GF) & Radiators (1st & 2nd Floor)
- Driveway, Garage & EV Charger
- Development Charge Approx £536.38 Per Annum

Selbon Estate Agents are delighted to offer this beautiful and contemporary detached family home built by Berkeley Homes to their 'Shaw' design, circa 2013.

Kingfishers is cul de sac on the ever popular Edenbrook development, surrounded by 82 acres of nature reserve and we are advised that the current development charge is approx £536.38 pr annum.

The current vendor purchased the home from new and over recent years has remodeled the ground floor, creating a bright and spacious lounge, dining and living room, benefitting from a refitted kitchen.

The home is accessed via a path leading to a covered entrance with the front door opening into a hallway with a utility/storage cupboard, stairs to the first floor landing, doors giving access to the living room, kitchen/dining room and a downstairs cloak room.

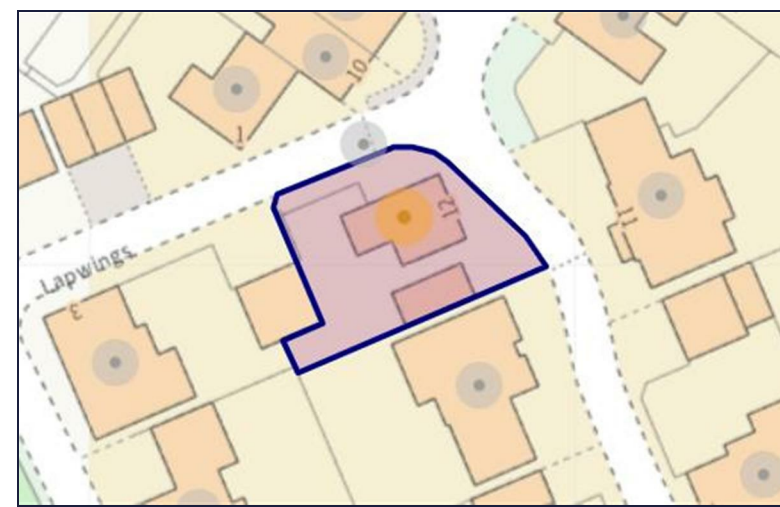
The open plan lounge/dining/kitchen offers versatile areas with the living area enjoying double glazed doors leading to the garden, there is a dining area with space for table and chairs, a breakfast bar with further seating/storage leading to the refitted kitchen which has been finished to a high standard, benefitting from ample worksurfaces, storage units and some integrated appliances.

The first floor landing is currently used as a small exercise area and has stairs leading to the second floor landing and a door leading to the main bedroom which boasts a walk in dressing room, en suite bathroom with shower and a wonderful balcony.

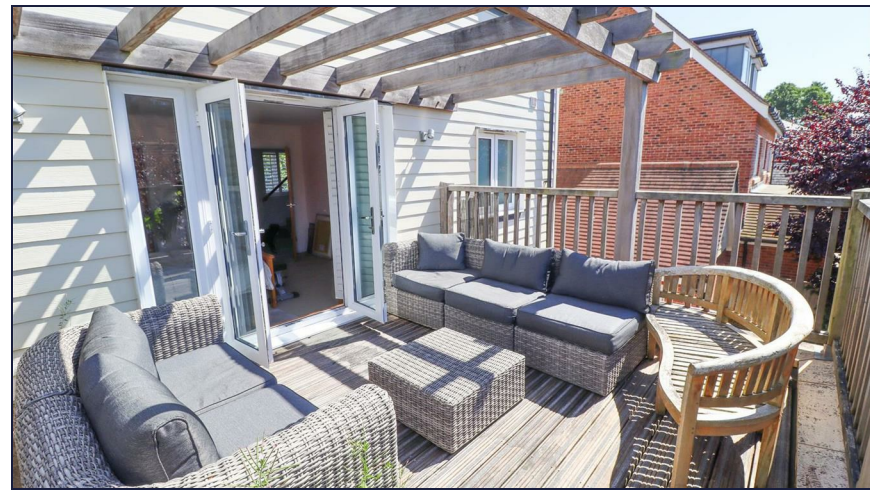
The second floor landing has a cupboard housing the boiler and doors leading to 2 double bedrooms and a family bathroom.

The property further benefits from under floor heating to the ground floor, radiator heating to the first & second floor, double glazed windows, a larger than average garage with potential for conversion to a home office (STPP), driveway for one car with EV charger and an enclosed rear garden, offering a high degree of privacy.

We highly recommend an early viewing to fully appreciate this fine home.









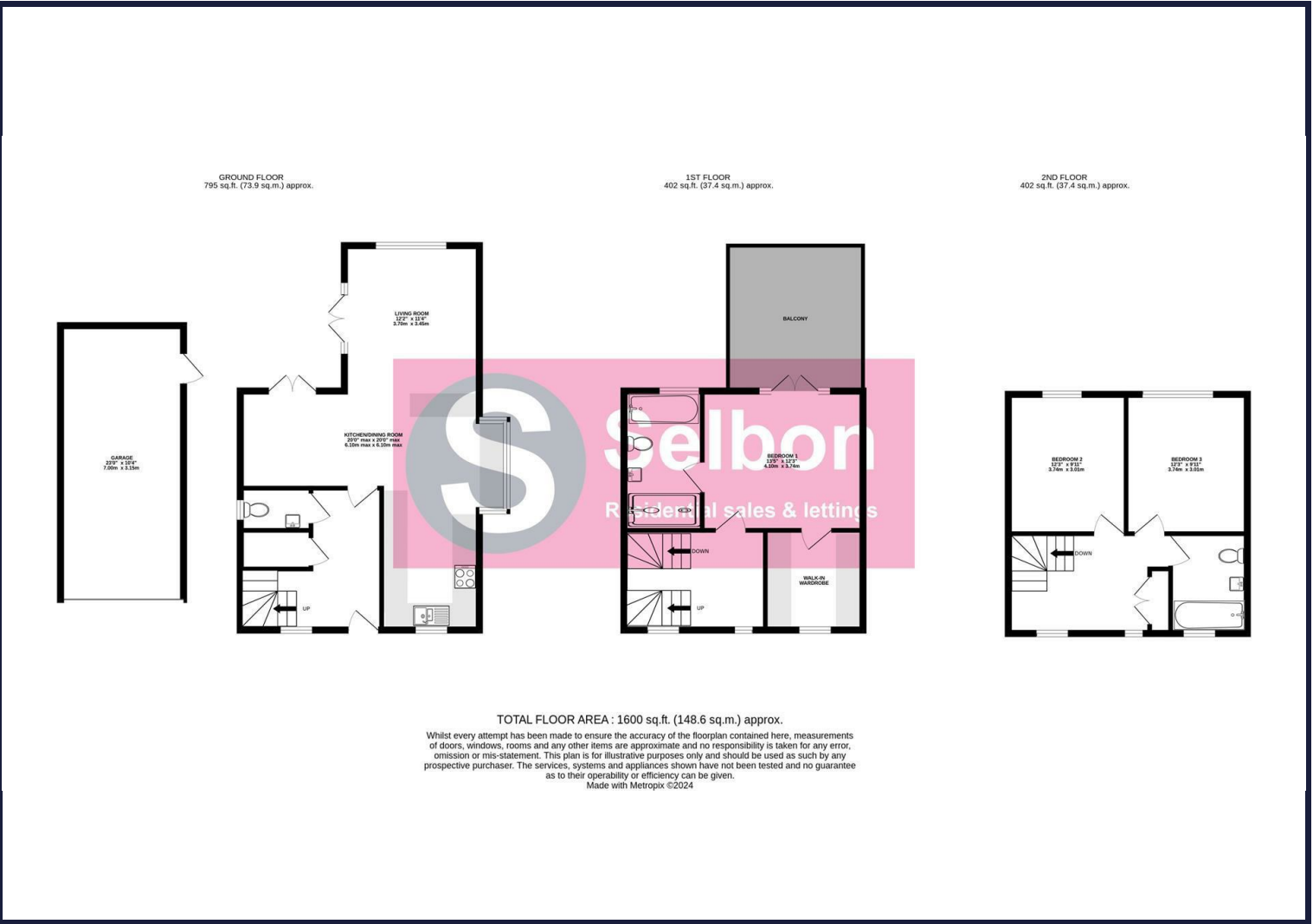




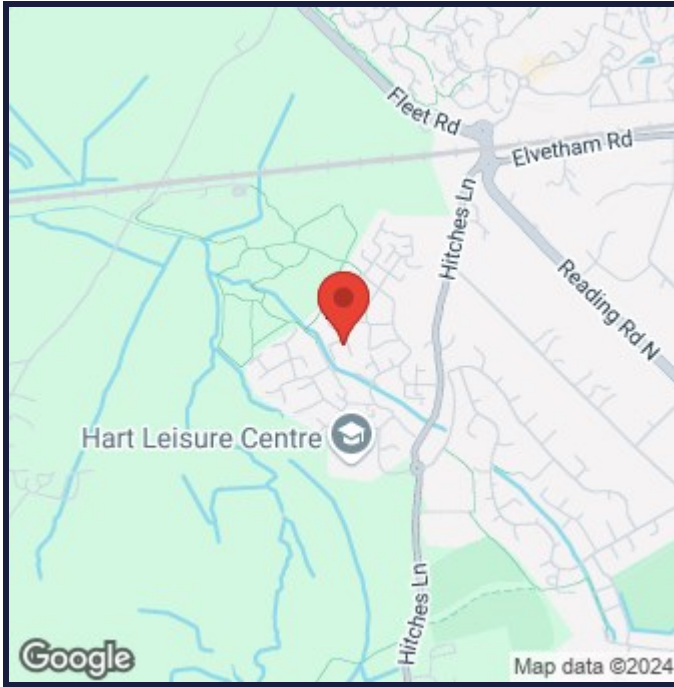




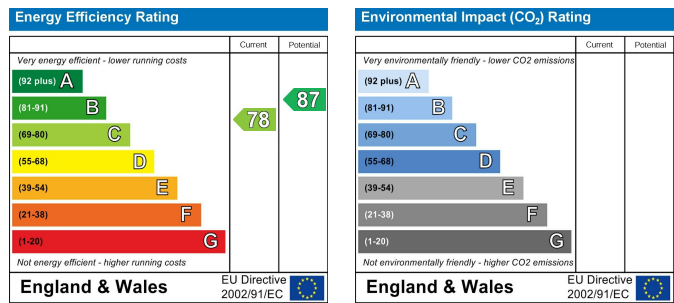
Floor Plans



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

Council Tax Band: F

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