



Selbon

Residential sales & lettings

Gurung Way, Church Crookham, Fleet,
Hampshire, GU52 8AU

Offers in excess of £625,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached Taylor Wimpey 'Birch' Home
- Lounge & Study
- Main Bedroom With En Suite
- Solar Panels, Storage Batteries & EV Charger
- Garage & Driveway For 2 cars
- Entrance Hall & Cloakroom
- 20ft Kitchen/Dining Room
- 3 Further Bedrooms & Family Bathroom
- Southerly Facing Rear Garden
- Views Over Sensory Garden & Green

Selbon Estate Agents are delighted to offer this modern detached family home to the market, built in 2012 by 'Taylor Wimpey' to their 'Birch' design, being situated opposite a sensory garden, on the ever popular Crookham Park development.

The current vendors have owned the property from new and have thoughtfully upgraded the home over the year including built in bedroom furniture, garden workshop, solar panels and batteries, making the home extremely efficient as well as a pergola with a removable covering, creating a wonderful outside entertaining space.

Accessed via a canopied entrance, there is a front door leading to the spacious entrance hall with stairs to the first floor landing and doors leading to the lounge, study, kitchen/dining room and a downstairs cloakroom with a white suite.

The bright and airy living room has double glazed French doors to the rear garden, there is a front study and the 20ft luxury kitchen/dining room boasts an extensive range of storage units, work surfaces, integrated appliances, a useful under stairs cupboard, space for table and chairs as well as double glazed French doors leading to the rear garden.

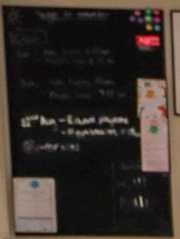
The first floor landing has an airing cupboard, access to the loft space, bedroom one with a range fitted drawers and an en suite shower room, the 3 further bedrooms have built in wardrobes and a family bathroom.

The property further benefits from gas radiator heating, double glazed windows, a southerly facing rear garden, 12ft workshop, a 19ft garage and driveway parking for 2 cars with an EV charging point.

Crookham Park boasts a variety of open spaces, children play areas, a Sainsburys local, vets and an infant school as well as offering access to a wealth of walking, running and cycling routes from the front door. There is a bus route to Fleet town centre which offers an array of shops bars and restaurants with easy access to Fleet mainline railway station and the M3.

There is a development charge of £295.08 per annum.





you cook
i'll drink
wine

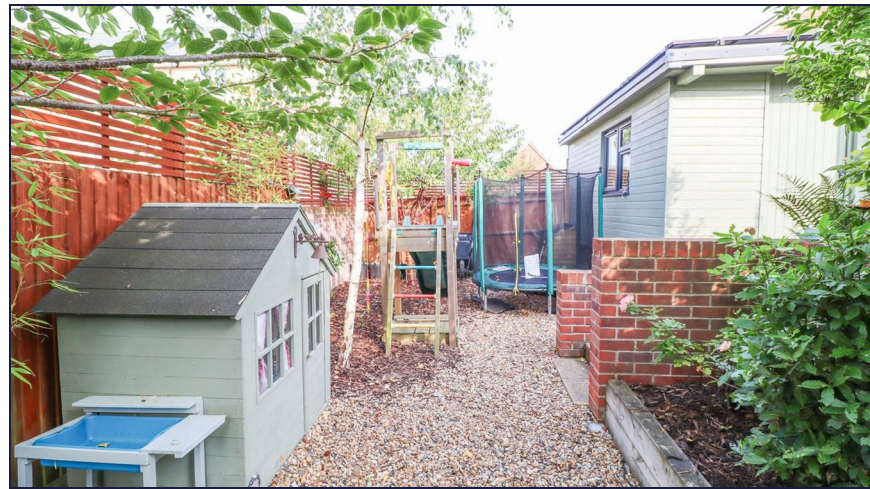






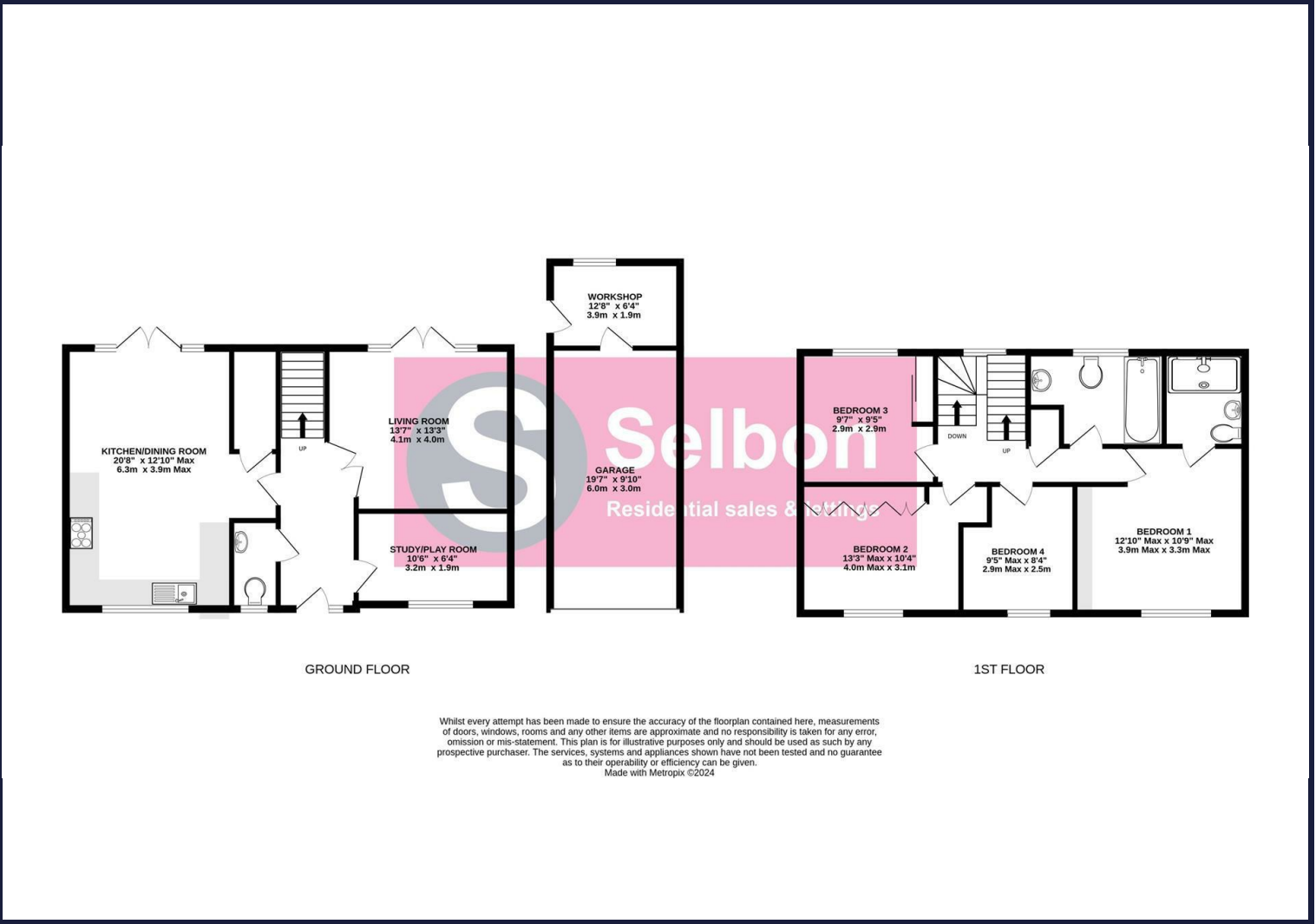




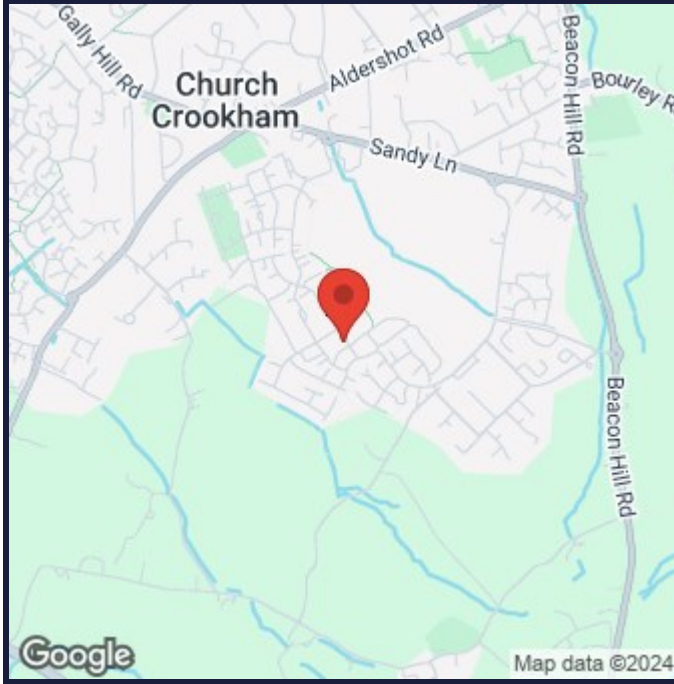




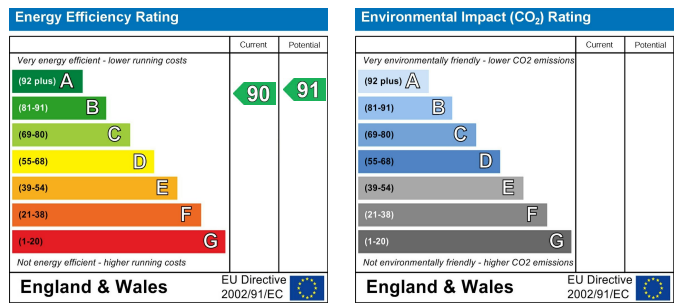
Floor Plans



Area Map



Energy Performance Graph



Council Tax Band: F

Viewing

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

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