



**Selbon**

Residential sales & lettings

Tudgey Gardens, Crookham Village,  
Hampshire, GU51 5BZ

Offers over £450,000 Freehold



**01252 979300**

Selbonproperty.co.uk



- Modern Family Home with Loft Conversion
- Three Bedrooms
- 15ft. Living/Dining Room
- Easterly Facing Rear Garden
- Driveway Parking & Garage
- Extended & Re-Modelled Internally
- 2 En-Suites & Family Bathroom
- Modern Fitted Kitchen
- Summer House/Garden Office
- Crookham Village Location

Selbon Estate Agents are delighted to offer to the market this well-presented modern three bedroom family home which has been extended and re-modelled by the current owners, ideally situated in Crookham Village.

The property was built by Mssrs Taylor Wimpey in 2016 and is an ideal family home for those requiring modern living space with the added benefit of a converted garage and an outbuilding with power/light.

Accommodation comprises; hallway with stairs to first floor, cloakroom with W.C. and hand wash basin. The front aspect kitchen has an attractive range of eye and base level units with roll top worksurfaces, inset stainless steel sink with mixer tap, built-in appliances include; electric oven, four ring gas hob with extractor fan over, space and plumbing for washing machine and fridge/freezer. A rear aspect living room/dining room with French doors leads to the rear garden.

The first floor boasts bedroom two and three along with the family bathroom with white suite. Bedroom two (originally bedroom 1) benefits from an en-suite shower room.

To the second floor is the stunning loft conversion which boasts bedroom one and a vast en-suite shower room.

The enclosed Easterly facing rear garden has a patio area immediately to the rear of the property with the remainder being laid to lawn.

In addition there is a modern powered out-building creating an ideal space for a home office or additional reception /entertainment room. This fantastic space also provides two generous storage areas located both inside and out.

The driveway provides off-street parking for two cars and leads to the garage which has been upgraded and features tiled flooring.

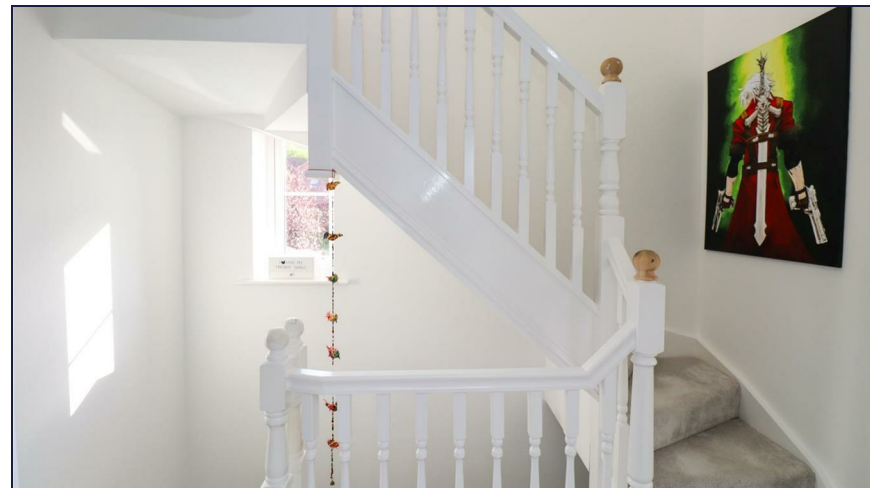
Crookham Village is conveniently located close to local walking, running and cycling routes including the Basingstoke canal and Edenbrook country park and is within walking distance of 3 local pubs. Fleet town centre, mainline railway station, hart leisure centre and many more amenities are all within driving distance.











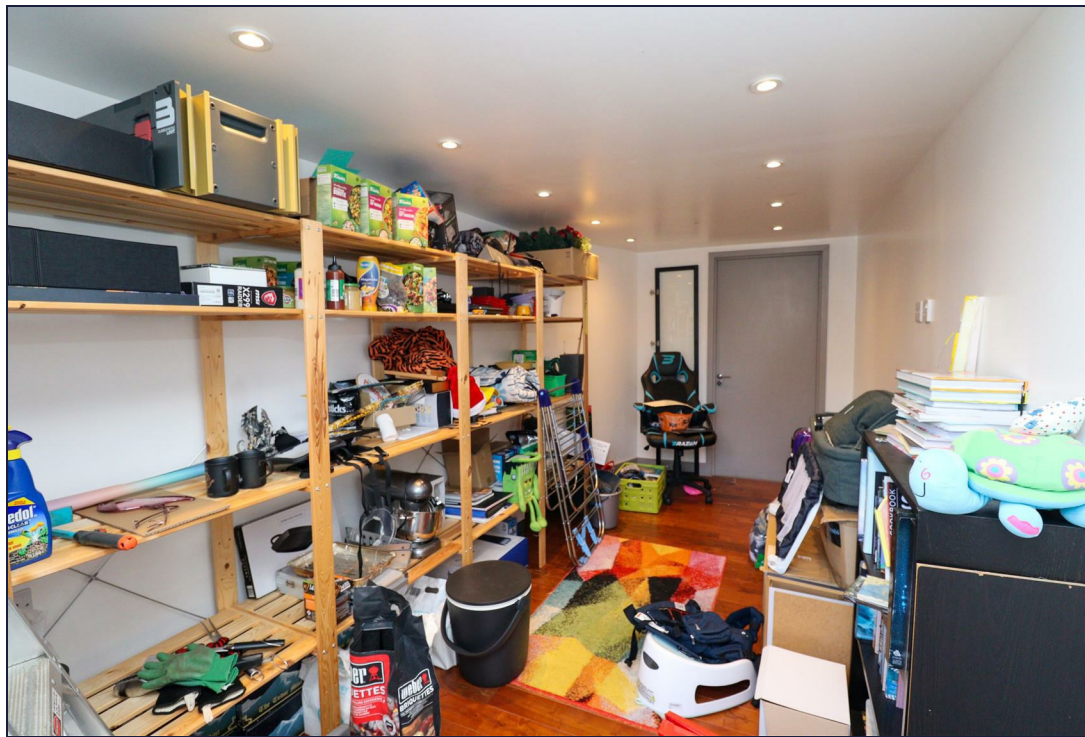














# Floor Plans

**GROUND FLOOR**

- LIVING/DINING ROOM: 15'6" x 13'1" (4.7m x 4.0m)
- KITCHEN: 9'10" x 6'0" (3.0m x 1.8m)

**1ST FLOOR**

- BEDROOM 2: 10'1" x 9'0" (3.1m x 3.0m)
- BEDROOM 3: 13'2" Max x 9'0" Max (4.0m Max x 2.6m Max)

**2ND FLOOR**

- BEDROOM 1: 13'9" Max x 12'3" (4.2m Max x 3.7m)

**OUTBUILDING**

- OFFICE/SUMMER HOUSE: 15'0" x 7'0" (4.7m x 2.3m)
- GARAGE: 18'7" x 9'11" (5.7m x 3.0m)
- 7'1" x 3'9" Max (2.2m x 1.1m Max)
- 14'4" x 6'8" Max (4.4m x 2.0m Max)

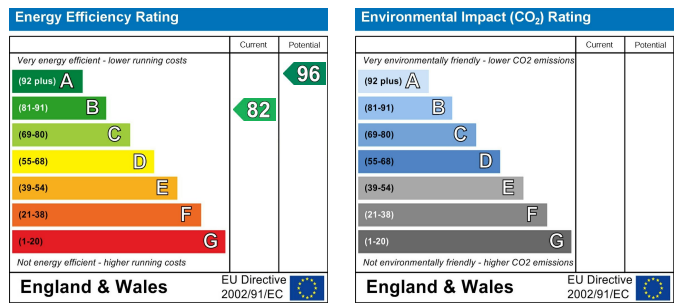
**TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.**

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.  
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# 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: D

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