



**Selbon**

Residential sales & lettings

Camus Close, Church Crookham,  
Hampshire, GU52 0UT

Offers in excess of £575,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk



- Bryant 'Victoria' Detached Home
- Living Room & Dining Room
- Entrance Hallway & Cloakroom
- Enclosed Easterly Facing Garden
- Front Views Over Nature Reserve
- Four Bedrooms
- Kitchen & Utility Room
- En-Suite to Bed 1 & Family Bathroom
- Driveway Parking & Garage
- Cul-De-Sac Location

Selbon Estate Agents are delighted to offer this modern detached home built by Bryant Homes to their 'Victoria' design, situated on the ever popular Zebon Copse development in Church Crookham with pleasant views overlooking the nature reserve.

An ideal family home, within easy access to Zebon Copse community centre with play fields and parks, a recently created nature reserve and the Basingstoke canal.

Accessed via the covered entrance porch with a part double glazed front door to the entrance hall, which has the stairs to the first floor with an under stairs storage cupboard and doors leading to the lounge, kitchen/dining room and downstairs cloakroom.

Ground floor accommodation includes a bay fronted living room with a feature fireplace, kitchen, dining room and a cloakroom.

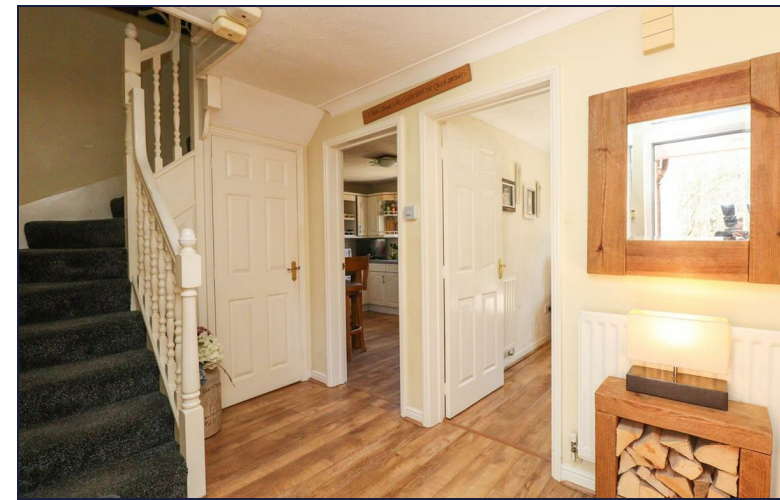
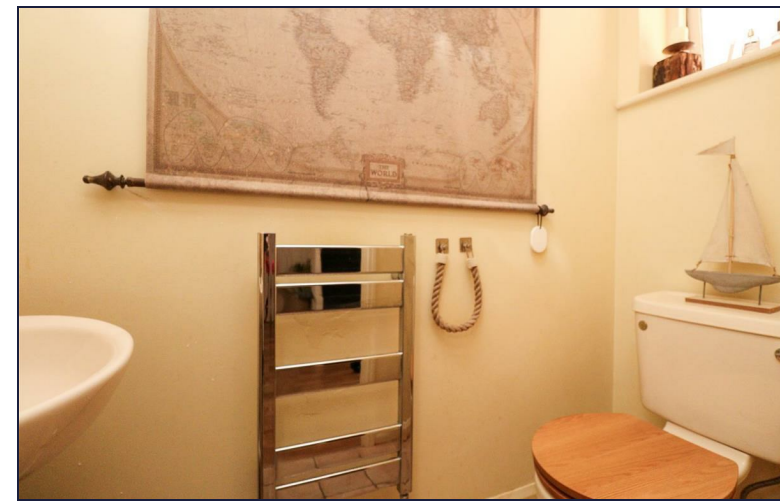
The kitchen comprises eye and base level cupboard and drawer units under a roll top work surface. Built-in dishwasher, oven, hob with extractor over.

The first floor landing has access to the loft and doors leading to the bedrooms and family bathroom. The main bedroom benefits from built-in wardrobes and a re-fitted en suite shower room. The family bathroom has also been re-fitted and features a three piece suite.

The property further benefits from gas central heating, an open plan front garden, an enclosed Easterly facing rear garden with a good degree of privacy, there is driveway parking which leads to a single integral garage.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is a short drive away with its shopping and leisure facilities, infant, junior and senior schools. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive.

We highly recommend an early viewing to avoid disappointment.

























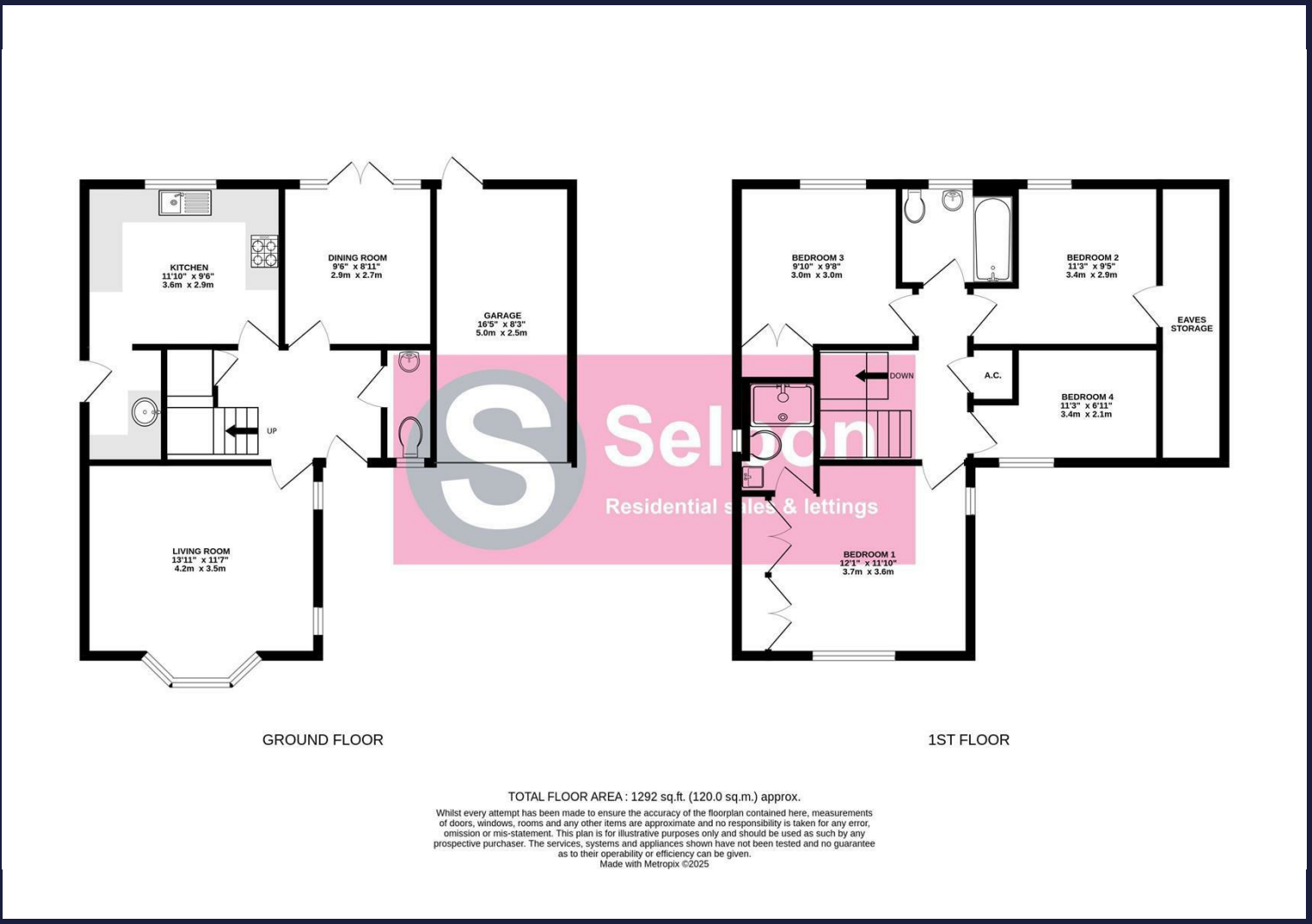








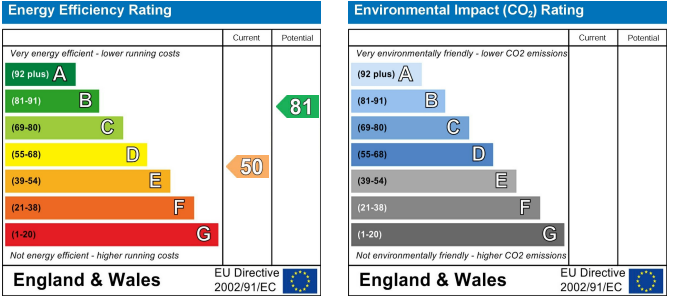
Floor Plans



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: E

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