



Selbon

Residential sales & lettings

Spreadbury Drive, Fleet,
Hampshire, GU51 1JA

Offers in excess of £975,000 Freehold

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01252 979300
Selbonproperty.co.uk

- 5 Bedroom Detached 3 Storey Family Home
- Living Room & Dining Room/Study
- Main Bedroom With Dressing Area & Re-fitted En Suite
- 2 Bedrooms & Re-fitted Shower Room (2nd Floor)
- Enclosed Landscaped Rear garden
- Entrance Hall & Re-fitted Cloakroom
- 35ft Re-fitted Kitchen/Breakfast Room & Utility Room
- 2 Further Bedrooms & Re-fitted Bathroom (1st Floor)
- Gas Radiator Heating & Double Glazed Windows
- Double Garage & Driveway

Selbon Estate Agents are delighted to offer this modern detached family home, situated in a driveway location, on the ever popular Elvetham Heath development.

This executive home has been owned by the current vendors for over 10 years, the spacious and versatile accommodation is spread over three floors and thoughtful modernisation has been carried out over the years, including the refitting of the cloakroom, en suite's, bathroom as well as the kitchen/breakfast room.

There is a covered entrance porch with a composite front door leading to the bright and spacious entrance, which has stairs to the first floor landing and doors to the 16ft living room, 12ft dining room/study, a refitted cloakroom and the kitchen/breakfast room.

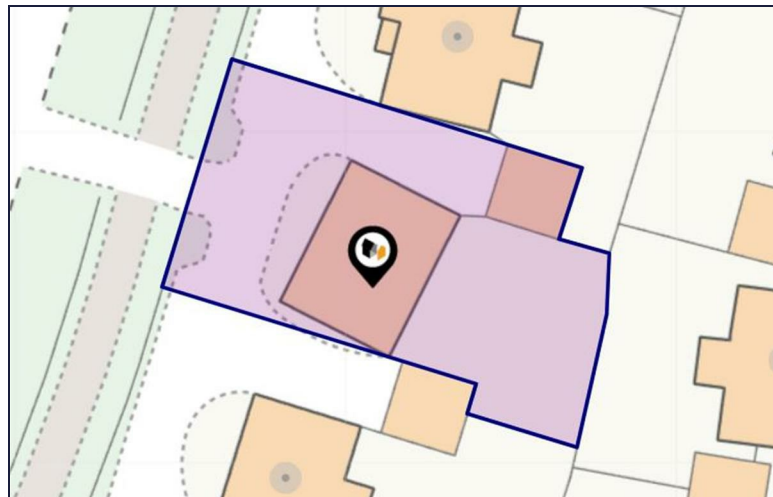
The focal point of this lovely home is the 35ft refitted kitchen/breakfast room, which encapsulates modern day living with a high specification kitchen with integrated appliances, breakfast bar, extensive worksurfaces and storage units. There is an area suitable for a dining room table and chairs with open plan access to a living area, there are windows in all 3 areas, French doors to the rear garden and access to a matching utility room with a double glazed door to the driveway.

The first floor landing has stairs to the second floor landing and doors to the 16ft main bedroom which boasts built in wardrobes, a dressing area with further wardrobes and a refitted en suite. There are doors to 2 further double bedrooms both with built in wardrobes and there is a refitted bathroom.

The second floor landing gives access to 2 further double bedrooms and a refitted shower room.

The property further benefits from gas central heating, double glazed windows, a detached double garage, driveway parking for 4 cars & an enclosed easterly facing landscaped rear garden.

Set within close proximity of a local supermarket, public house, church, school and nature reserve, we highly recommend an early viewing to appreciate the home and avoid disappointment.



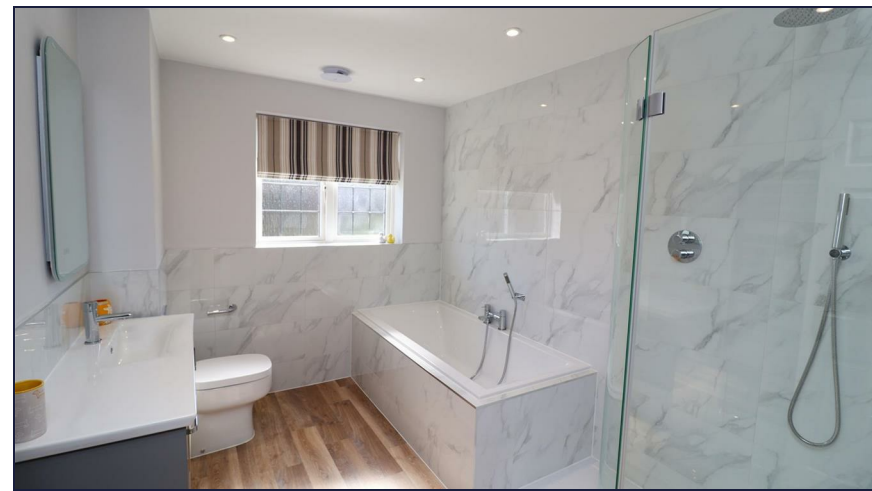














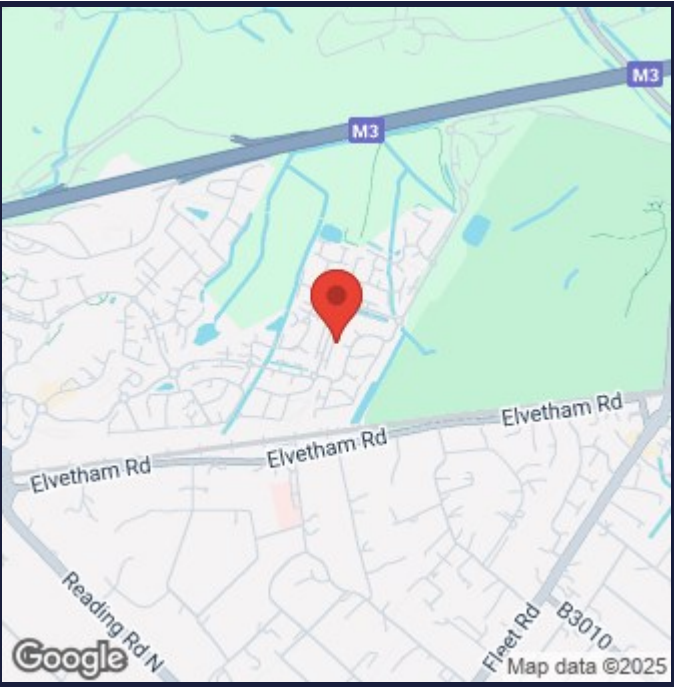
Floor Plans



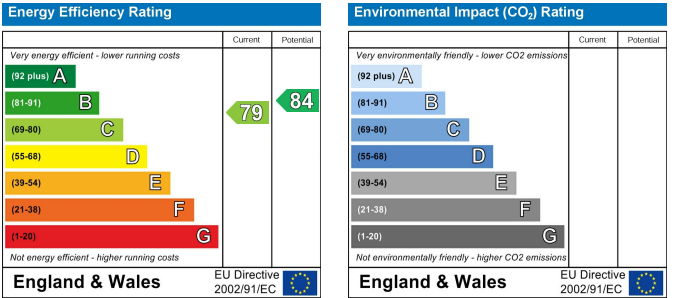
Viewing

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

Area Map



Energy Performance Graph



Council Tax Band: G

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