



Selbon

Residential sales & lettings

Dragons Way, Church Crookham,
Hampshire, GU52 8DS

Offers over £650,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Extended Four Bedroom Detached Family Home
- 19ft. Kitchen/Dining Room
- Study & Cloakroom
- Three Further Bedrooms & Family Bathroom
- Close to Local Schools & Amenities
- Built by Taylor Wimpey to Their "Spruce" Design
- Living Room & Orangery/Garden Room
- Bedroom One With En-Suite Shower Room
- Gated Driveway Parking & Double Garage
- Crookham Park Development

Selbon Estate Agents are delighted to offer this extended detached family home to the market, built in 2017 by Mssrs Taylor Wimpey to their 'Spruce' design situated on the popular Crookham Park development in Church Crookham.

The property is an ideal family home offering versatile and contemporary living accommodation.

The property is accessed via a part double glazed front door leading to the spacious entrance hall with stairs to the first floor landing and doors leading to the living room, study, kitchen/dining room and a downstairs cloakroom with a white suite.

The bright and airy living room opens to the orangery/garden room with bi-folding doors to the rear garden. There is a 19ft. kitchen/dining room which boasts an extensive range of storage units, integrated appliances, 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 en-suite shower room, the further three bedrooms are serviced by a family bathroom.

Externally the rear garden is predominately laid to lawn with patio area immediately to the rear of the property. A side gate gives access to the driveway.

To the front is a gated driveway with parking for several vehicles which leads to a double garage with two electric roller doors.

Further benefits include gas central heating, double glazed windows and solar panels. There is an annual charge of £295.08 towards the maintenance of the development and SANGS.

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.







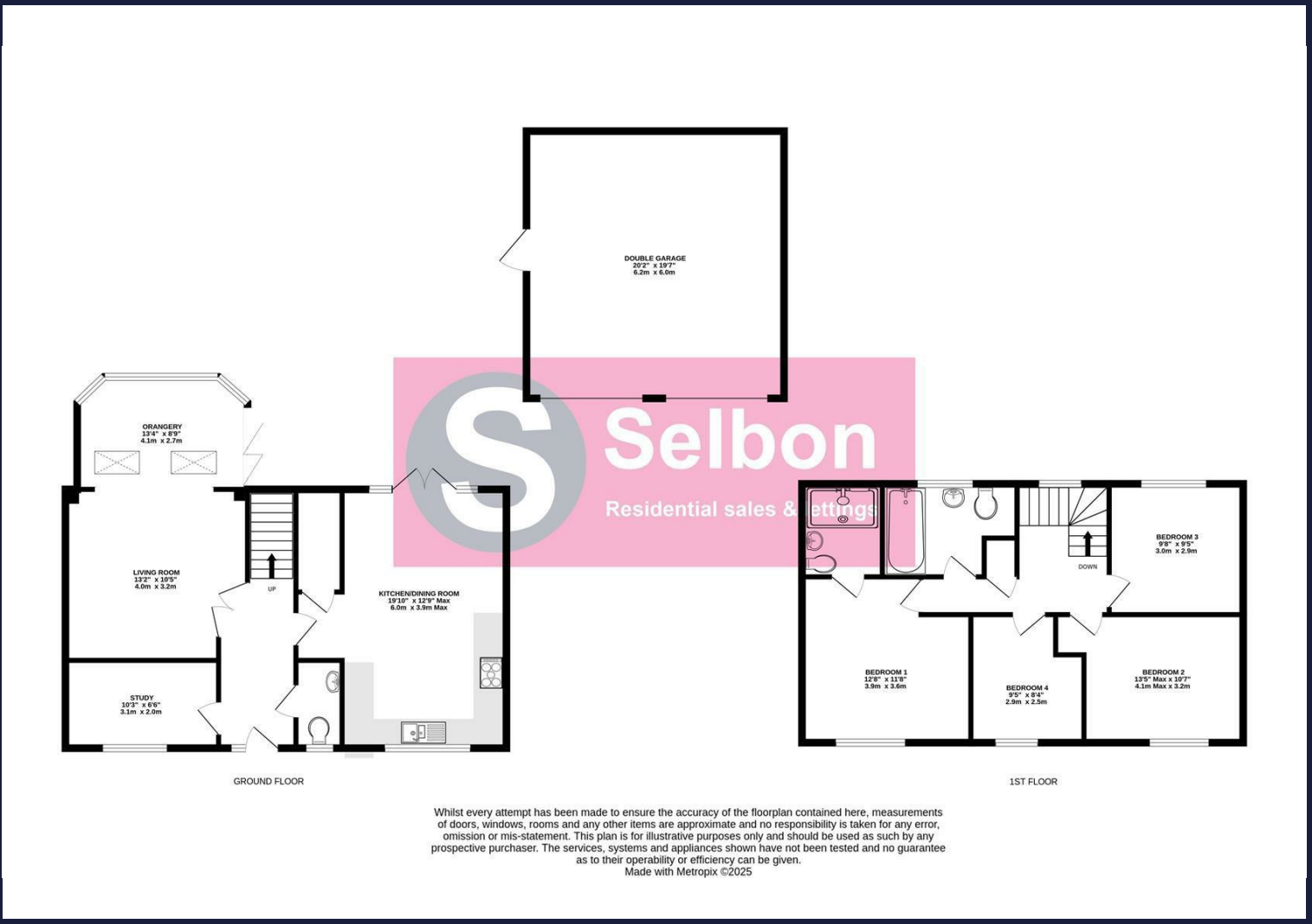








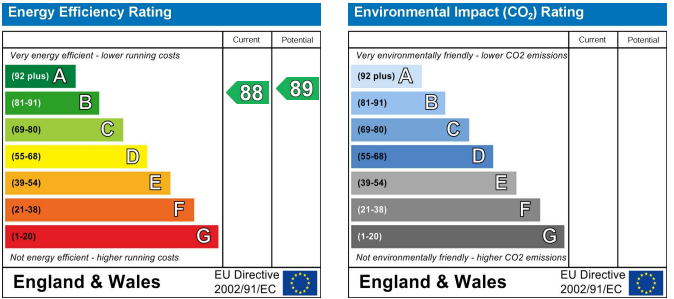
Floor Plans



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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