



Noble Close | Cove | Farnborough | GU14 9GE

Asking Price £465,000 Freehold

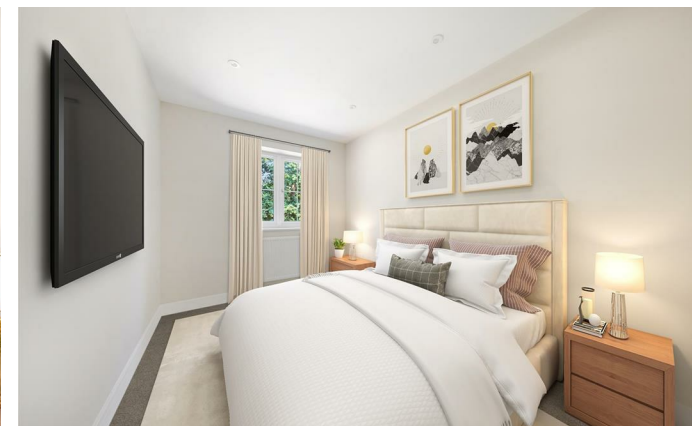
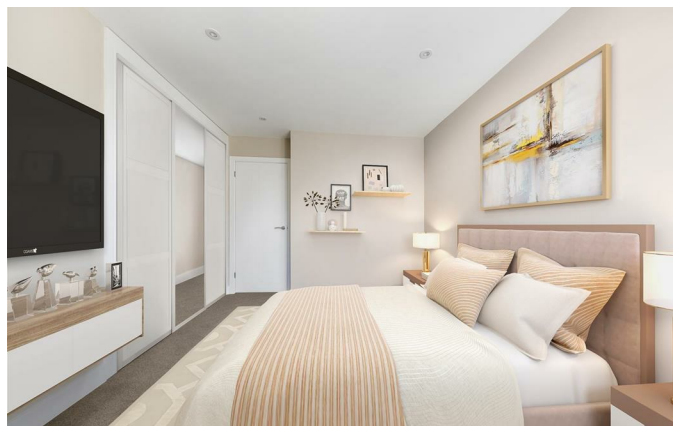
Waterford's W
Residential Sales & Lettings

Noble Close | Cove
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- Exclusive Development of just 7 Homes
- Semi-Detached Residence
- Ensuite to Bedroom 1
- Bi-Folding Doors to Patio
- Open Plan Kitchen Living Space
- 3 Bedrooms
- Underfloor Heating to Ground Floor
- Fitted Wardrobed in Bedroom 1
- Driveway Parking for 2 Cars
- Close to Local Amenities

If you're a family in search of more space, take a look at the idyllic Noble Close development.

As you enter the home, you are immediately serviced by a W/C to the left hand side, followed by a spacious storage cupboard to your right, perfect for storing all your coats and shoes. Following straight through the hallway, you walk into a gorgeous open plan kitchen living space which offers you all the flexibility you need as a family for sharing your perfect space together and is also ideal for entertaining guests. Elegant bi-folding doors bring practicality to al fresco dining and social occasions, whilst bringing an abundance of natural light flooding the home. The kitchen itself is fully fitted with Howdens Clerkenwell Gloss Dove Grey units, finished with Zanussi appliances including a fridge freezer, oven, induction hob, and dishwasher. The downstairs is benefitted by a stunning wooden





finish flooring in the colour Ely, provided by Heritage Woodcraft GoodWood Collection, and is also finished with an underfloor heating system.

Heading up to the first floor, you are welcomed by a spacious hallway leading to all three of the double bedrooms, and the family bathroom. The first floor occupies an expansive Bedroom 1 which is benefitted by fitted wardrobes, and a stunning en-suite finished in Balmoral Grey Slate with Anthracite vanity units and Esteem bathroom fittings. There are two further well-proportioned bedrooms, making use of every space, both serviced by the sizable family bathroom finished in the same fashion as the en-suite. All walls are painted in Egyptian Cotton, providing a beautiful neutral finish ready for you to settle in and feel relaxed in your new home.

Driveway parking for two cars is further benefitted by additional visitors spaces, perfect for when your family and friends come to visit! Each home also boasts a cycle storage unit.

The development is ideally located for local amenities, with Farnborough and Fleet town centres just a short drive away providing a variety of shops, restaurants, and leisure facilities. The local area provides some fantastic walks with Bramshott Farm Country Park, Fleet Pond Nature Reserve and the newly developed Southwood Country Park just a few minutes away. The area is also perfect for those looking to commute with Farnborough Main Railway Station providing direct links to London, and Farnborough North Railway Station with direct links to Reading just a short drive away. Noble Close is also ideally situated for road access with the M3 approximately 2 miles away.

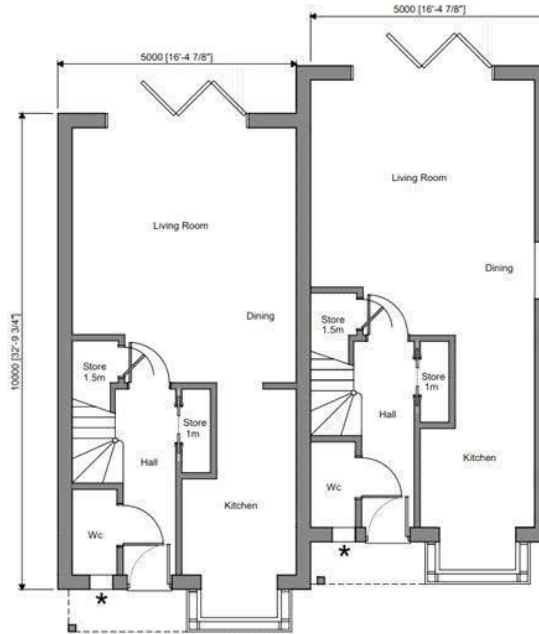
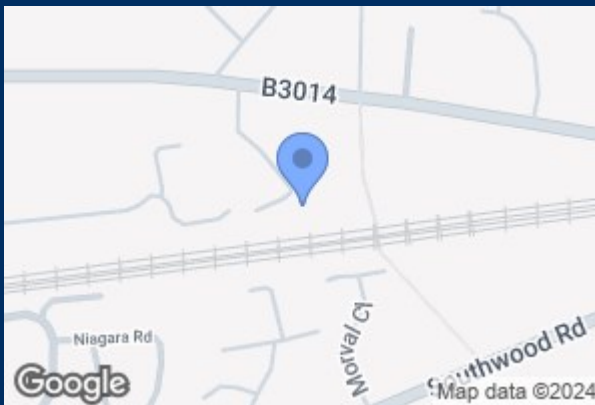
Disclaimer:
These photos are internal photos of another unit on site with CGI furniture..

Estate management fee: TBC (an equal share between the 7 homes)

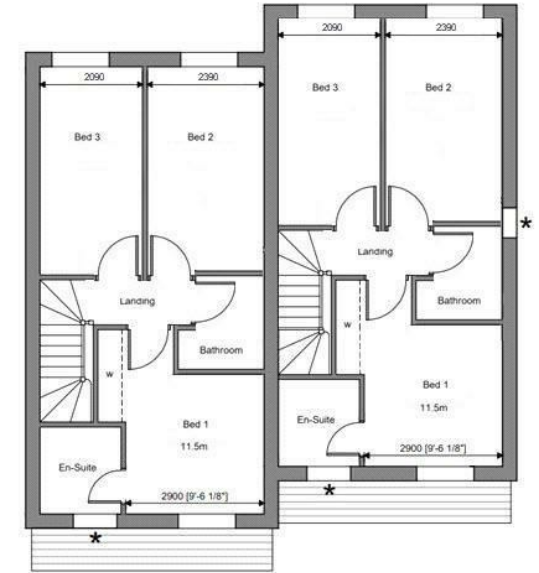
Council Tax Band: TBC

EPC: B (predicted)





Ground Floor Plans
3 Bed / 4 Person House
Plots 6 & 7 (89sqm)
* Obscure glazed



First Floor Plans
Plots 6 & 7

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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