



Noble Close | Cove | Farnborough | GU14 9GE

Asking Price £510,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Noble Close | Cove  
Farnborough | GU14 9GE  
Asking Price £510,000

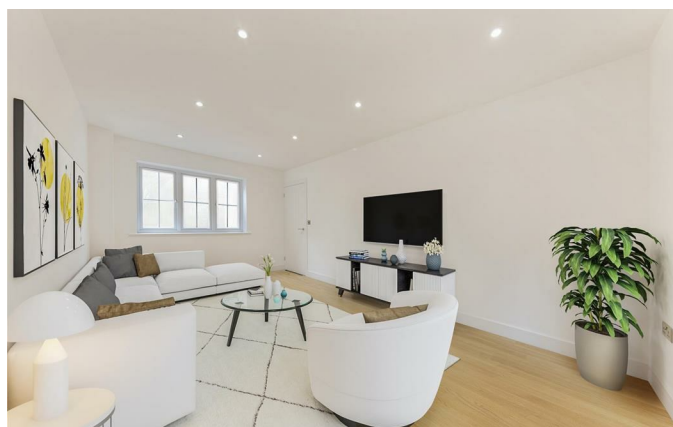
Stunning development of just 7 New Build homes within the popular area of Cove. Collection of 3 and 4 bedroom Homes.

- Exclusive Development of just 7 Homes
- Detached Residence
- Ensuite to Bedroom 1
- French Doors to Patio
- Separate Kitchen and Living Space
- 3 Bedrooms
- Underfloor Heating to the Ground Floor
- Fitted Wardrobes 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.

Walking through the front door, you are welcomed into a spacious entrance benefitted immediately to your left by a large storage cupboard, perfect for storing all your coats and shoes. Following the hallway through to your left is an open-plan kitchen diner space which features fitted a Howdens kitchen including Clerkenwell Gloss Dove Grey units, finished with Zanussi appliances including a fridge freezer, oven, induction hob, and dishwasher with space to the rear for a dining table.

Continuing to the spacious living room, which offers the perfect communal family space. Elegant patio doors bring practicality





to al fresco dining and social occasions, whilst providing an abundance of natural light to the main living space. The W/C is also practically placed off the hallway between the kitchen and living space for easy accessibility. Downstairs includes 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 the well-proportioned principal bedroom, featuring a carpeted finish in the colour Impala by Cormar Carpet Company in the Linwood Collection, and an 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 a sizable family bathroom, all fitted with the same features as bedroom one. All walls are painted in white, providing a perfect blank canvas for you to come in and make the property feel like home.

Driveway parking for a minimum of 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.

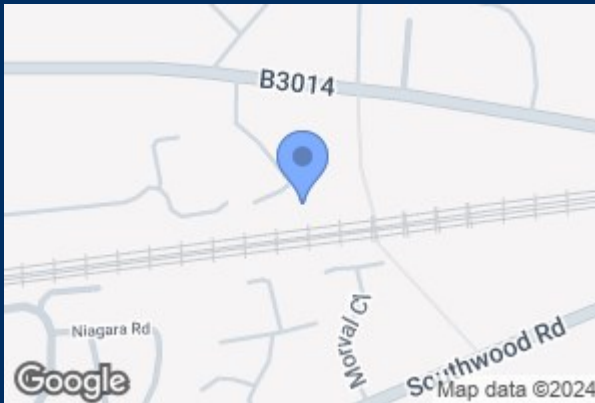


The development is ideally located for local amenities, with Farnborough and Fleet town centres just a short drive away providing a variety of shops, restaurants, and leisure facilities. The local area provides some fantastic walks with Bramshott Farm Country Park, Fleet Pond Nature Reserve and the newly 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.

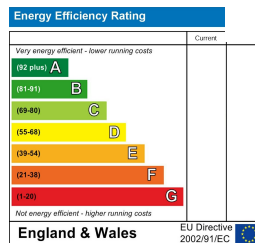
Disclaimer:  
These photos are internal photos of another unit on site with CGI furniture.

Estate management fee: TBC (an equal share between the 7 homes)  
Council Tax Band: TBC  
EPC: B (predicted)





Total Area: 1048 ft<sup>2</sup> ... 97.4 m<sup>2</sup>  
 All measurements are approximate and for display purposes only



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