



Kingfishers
Fleet

McCarthy
Holden

Guide Price £865,000



19 Kingfishers

Stunning home in Edenbrook development by Berkeley Homes. Stylish Morris design, underfloor heating, spacious rooms. Large garden with patio, pergola, and allotment. Close to schools and Country Park.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Close to Edenbrook Country Park/Nature Reserve
- Close to Local Schools
- High Specification
- Garage & Driveway Parking
- Edenbrook Development
- Impressive Outdoor Space



Property

Nestled in a prime, no-through road position within the highly sought-after Edenbrook development, this stunning home, built by Berkeley Homes to their desirable Morris design, offers both style and comfort. Ideally located close to well-regarded schools and just a short walk from the Leisure Centre and beautiful Edenbrook Country Park, it enjoys the perfect balance of convenience and natural surroundings. The property benefits from zonal under floor heating across the ground floor, with radiators to the first, enhancing comfort throughout the seasons. With an outlook of a natural swail and cottage garden to the front, there is a sense of space and privacy, setting the home apart from neighbouring properties. Further advantages include a garage with electric up and over doors and parking.

Ground Floor

As you step into this home, you are greeted by a bright and welcoming entrance hall. A hallmark of the sought-after Morris design, the entryway features elegant glass and wooden balustrades, complemented by rich wooden doors that add warmth and character throughout. From the hallway, double wooden doors open into a spacious open-plan kitchen, dining and family area; the heart of the home. The kitchen is thoughtfully designed with Alno stylish two-tone cabinetry and countertops, fully integrated appliances, and the added convenience of a built-in warming draw, micro-wave and wine fridge. Also on this floor is a generous living room, complete with a charming original stone gas fireplace and a large bay window, filling the space with natural light. There is the additional convenience of a downstairs cloakroom and utility room.

First Floor

Upstairs, this home offers four generously sized double bedrooms. The impressive primary suite features built-in wardrobes, a stylish en-suite and a private balcony overlooking the attractive natural swail. The first floor is completed by a well-appointed family bathroom and a useful storage cupboard.

Outside

The garden of this home is notably larger than most within the development, offering an impressive outdoor space. Beautifully professionally designed, landscaped and then maintained by the owners, it features a generous patio area perfect for entertaining leading onto a spacious lawn bordered by well-kept shrubs. To one side, there is a pergola providing a charming seating area, while the rear of the garden includes a productive allotment, ideal for those who enjoy homegrown produce.







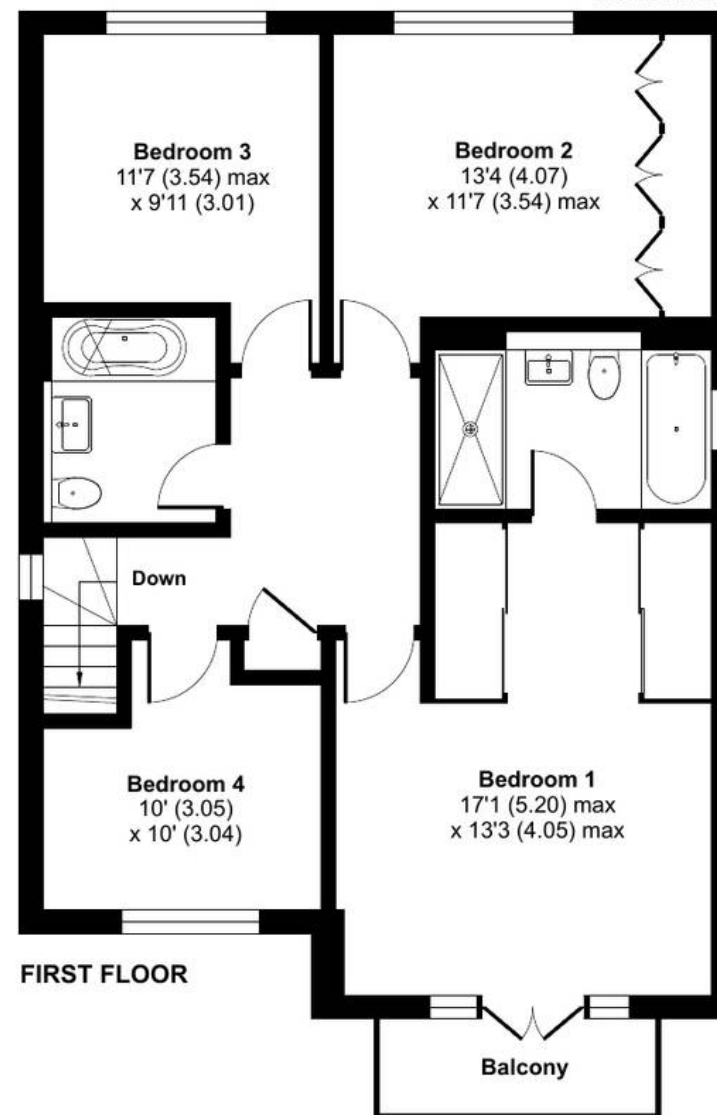
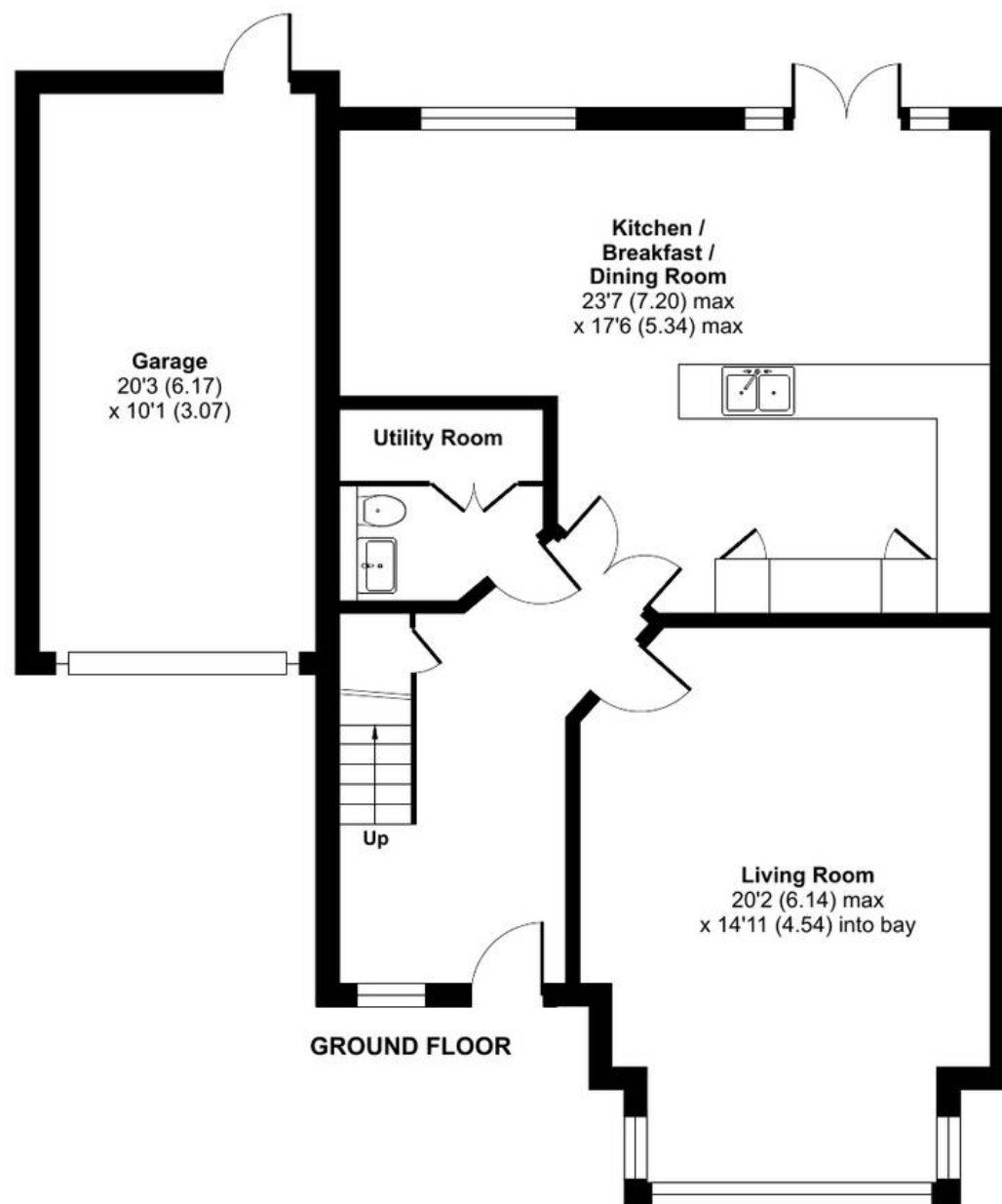
Kingfishers, Fleet, GU51

Approximate Area = 1586 sq ft / 147.3 sq m

Garage = 204 sq ft / 18.9 sq m

Total = 1790 sq ft / 166.2 sq m

For identification only - Not to scale









McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/