



1 Attenborough Close, Fleet

Fleet

McCarthy
Holden

Offers Over £1,250,000



1 Attenborough Close

Fleet, Fleet

Lake House in Attenborough Close, Fleet is an exclusive private development, boasting lake views, private gardens, and spacious living. With 5 bedrooms, 4 reception rooms.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Five Bedroom Detached
- Close to Town and Station
- Two En-Suite and Family Bathroom
- Lake Side Views
- Gated Development
- Double Garage & Driveway



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Property

Lake House, which is situated in Attenborough Close in Fleet is the location of an exclusive private development offering detached family homes with features like lake views, private gardens and private living. This property has five bedrooms, four reception rooms and a beautiful lakeside view.

Ground Floor

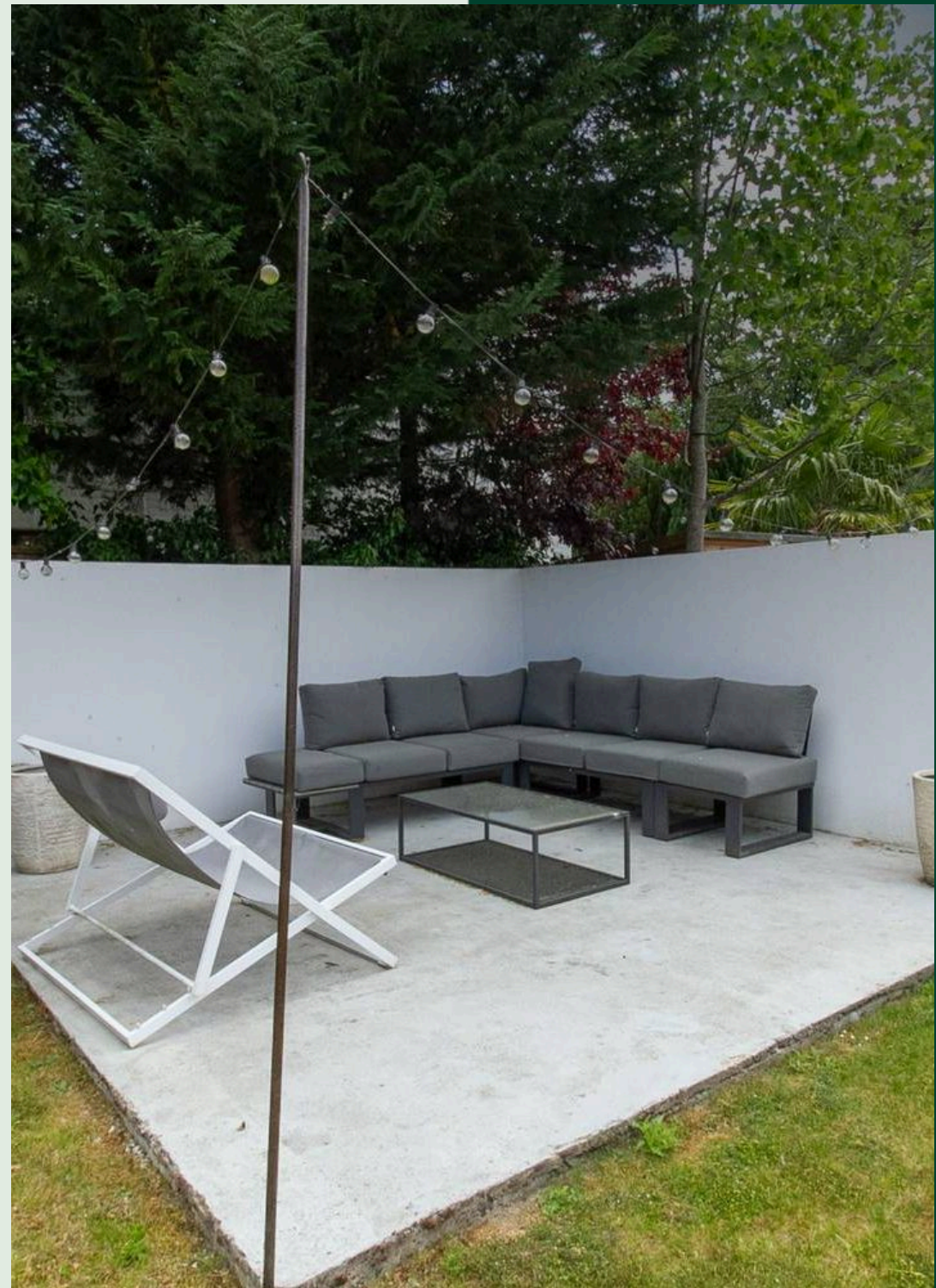
The ground floor of this stunning property offers an abundance of space and natural light. Upon entry, you are welcomed by a grand entrance that leads to a large open area, setting the tone for the home's spacious layout. The expansive living room features a cozy fireplace, rich wooden floorboards, and oversized French doors that open to the outdoors, bringing the beauty of nature inside. The large, modern kitchen boasts sleek countertops, a central island, and an open-plan design that seamlessly connects to the dining area, all complemented by the warmth of wooden flooring. A second formal dining room provides even more space for entertaining and is currently being used as a family room. Additional practical features include a utility room, a convenient downstairs W.C., and a garage that is now serving as a home gym. For those seeking a quiet retreat, the downstairs study offers tranquil views of the lake, creating the perfect environment for both work and relaxation.

First Floor

The first floor of this home offers a selection of spacious and comfortable bedrooms, ideal for family living. The generously sized master bedroom is light and airy, featuring a walk-in dressing room and a luxurious ensuite with his-and-hers sinks for added convenience. A large family bathroom is beautifully appointed with both a shower and a bathtub, catering to the needs of the household. Bedroom 2 is another impressive space, offering a large double room with built-in wardrobes and its own ensuite for added privacy. Bedrooms 3 and 4 are both double rooms, each with built-in wardrobes, providing ample storage and comfort. The fifth bedroom, a smaller double, is perfect for a child's bedroom or could easily serve as an extra study or home office, offering versatility to suit your needs.

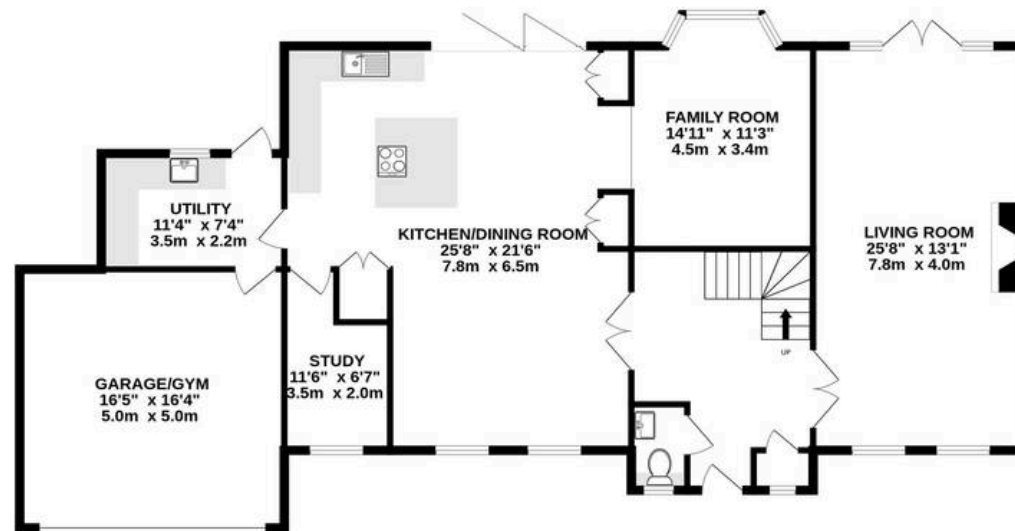
Outside

This property boasts stunning panoramic views overlooking the serene lake, offering a perfect backdrop for outdoor living. The owners have thoughtfully utilized both the front and rear gardens to create inviting spaces for relaxation and entertainment. At the front of the property, you'll find a charming, well-designed patio area—ideal for hosting guests or enjoying peaceful moments outdoors. The expansive rear garden is equally impressive.

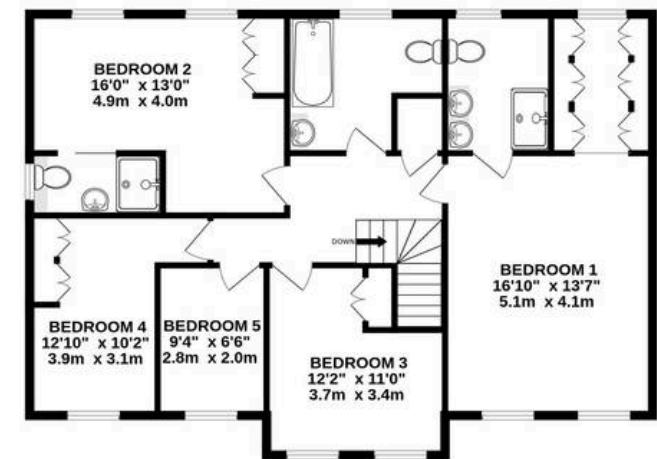




GROUND FLOOR



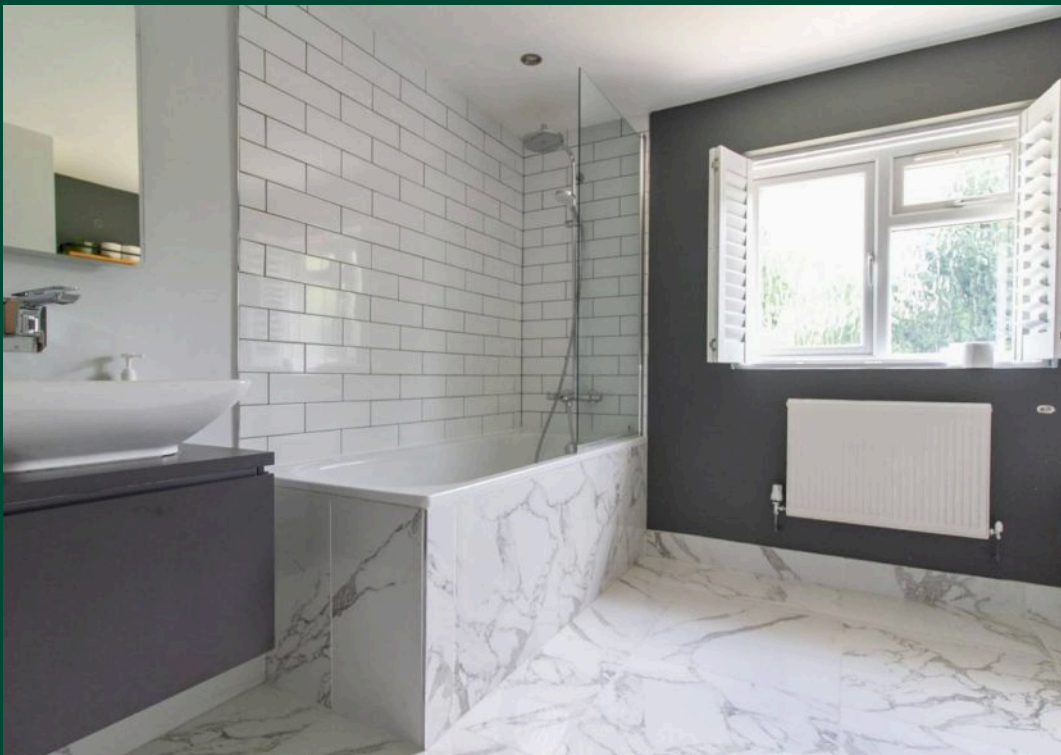
1ST FLOOR



TOTAL FLOOR AREA : 2675sq.ft. (248.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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