



Selbon

Residential sales & lettings

Rana Drive, Church Crookham, Fleet,
Hampshire, GU52 8AJ
Guide price £700,000



01252 979300
Selbonproperty.co.uk

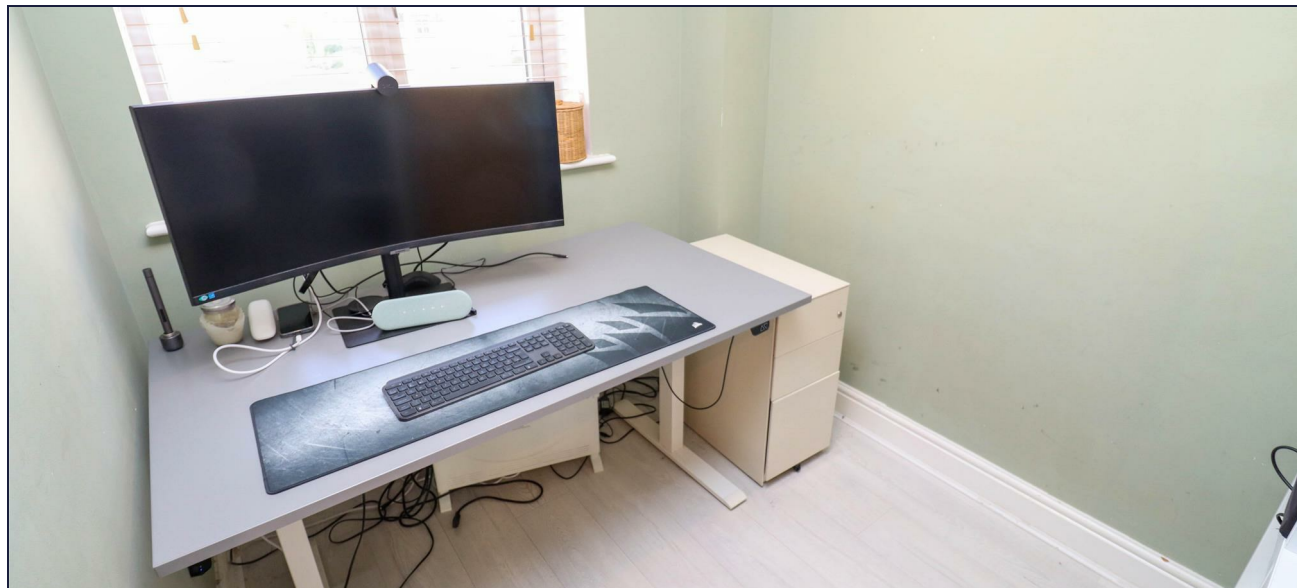
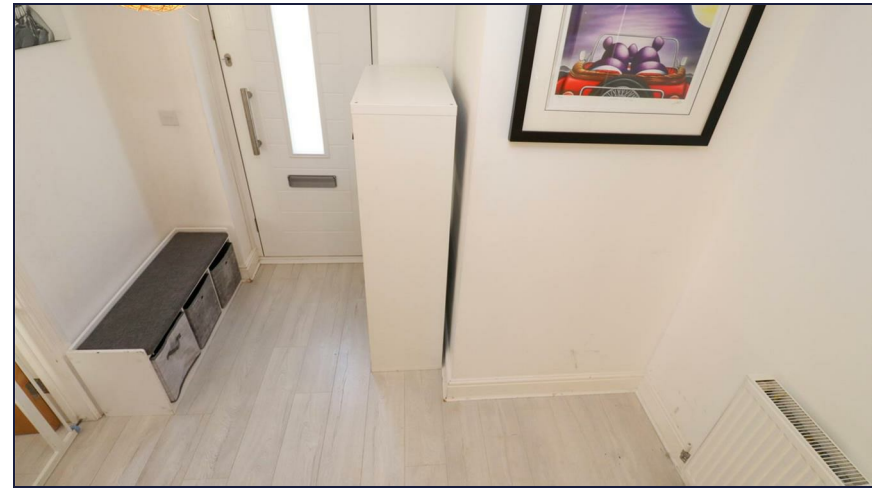
Selbon Estate Agents are delighted to offer this modern three storey detached family home to the market, situated on the popular Crookham Park development, in Church Crookham.

Crookham Park is a major residential development built on the former Queen Elizabeth Barracks site in Church Crookham, Fleet. The family-friendly neighbourhood is known for its green spaces with play grounds, skate park and scenic circular walking trails.

There is a local Sainsbury's shop, vets community centre, an infants school, as well as easy access to Fleet town centre with an array of shops, bars and restaurants, other local shops, Redfield's garden centre and many excellent walking and cycling routes, including the Basingstoke canal.



- 3 Storey Detached Home
- Lounge, Dining Room & Study
- 3 Bedrooms & Bathroom (1st Floor)
- Gas Radiator Heating & Double Glazed Windows
- Single Garage & Parking For 3 Cars
- Entrance hall & Cloakroom
- Fitted Kitchen
- Main Bedroom, Dressing Area & En Suite (2nd Floor)
- Low Maintenance Southerly Facing Garden
- Offered In Good Order Throughout



Description:

This delightful family home was built by Taylor Wimpey, circa 2016 to their 'Windsor' design, the property is ideal for families, looking for modern day living with flexible living accommodation, affording a great balance, between family living and home office space.

Offered to the market in good order throughout and with a low maintenance southerly facing rear garden, the property is move in ready, suiting those with a busy life style with no time to carry out works.

The property is accessed via a double glazed front door leading to the spacious entrance hall, which has stairs leading to the first floor landing, as well as doors leading to the study, lounge/dining/conservatory, kitchen and downstairs cloakroom with a white suite.

The bright and airy 31ft living/dining room/conservatory, has ample space for a lounge area, leading in to the dining area with space for a large dining room table and chairs and double glazed French doors to the rear garden.

There is open plan access to the modern fitted kitchen which has ample worksurfaces, eye and base level storage units and some integrated appliances.

The first floor landing has doors to an airing cupboard and three bedrooms. The second bedroom which measures 16ft has a modern en suite shower room with bedrooms three and four both being of a generous size. There is a door leading to an inner landing with a front aspect window and stairs leading to the second floor.

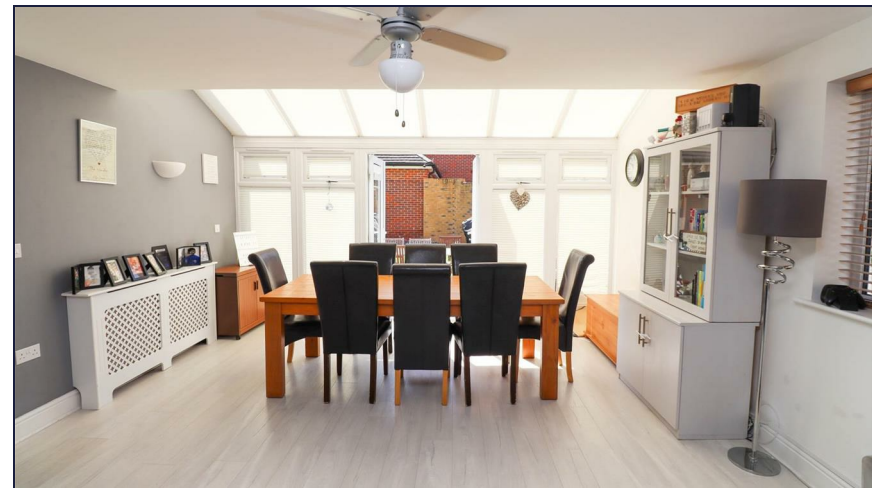
The second floor boasts an impressive 25 ft bedroom suite, incorporating a dressing area with double glazed Velux windows and a door leading to a spacious modern en suite shower room.

The property further benefits from gas central heating, double glazed windows, an open plan front garden, an enclosed southerly facing rear garden with an area of artificial lawn, decking with a pagoda and a patio with a gate leading to the driveway and single garage. The driveway offers parking for 2 cars with a further parking space to the rear of the property.

Crookham Park properties are subject to an estate maintenance charge of £302.95 per annum.

We would highly recommend an early viewing to fully appreciate the features of this fine home.





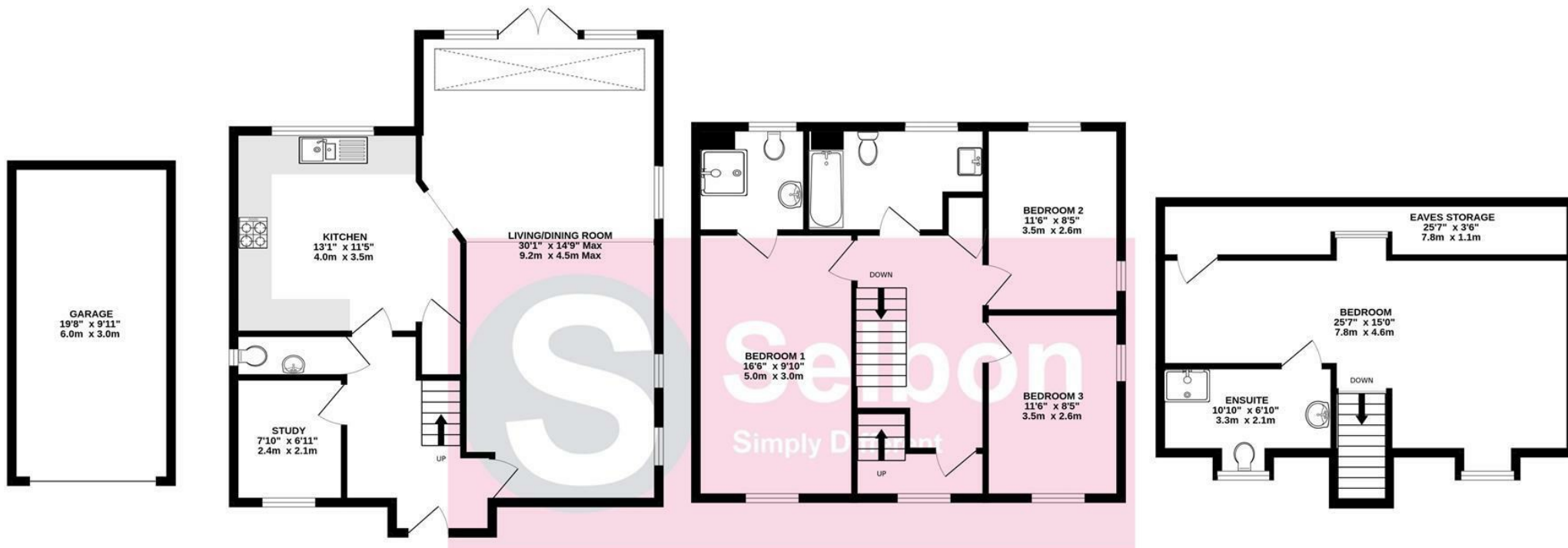












GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.

1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.

2ND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

TOTAL FLOOR AREA : 1819sq.ft. (169.0 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.

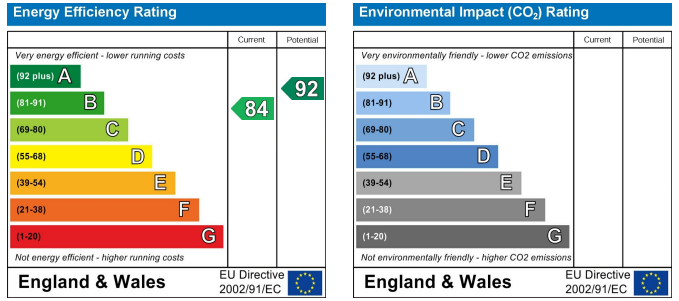
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Area Map



Energy Performance Graph



Council Tax Band: F

Viewing
 For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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