

Selbon
Simply Different

Nugent Close, Church Crookham, Fleet,
Hampshire, GU52 8BH

Guide price £550,000 Freehold

4 2 1 B

01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Four Bedrooms
- Crookham Park Development
- Solar Panels
- Single Garage
- Backing onto Naishes Wood Nature Reserve (SNAGS)
- Ample Driveway Parking
- Kitchen/Breakfast Room
- Two Bathrooms
- Close to Local Amenities & Schools

Selbon Estate Agents are delighted to offer to the market this four-bedroom semi-detached home which is situated within the ever-popular Crookham Park development in Church Crookham. Benefits to this property include ample driveway parking leading to the single garage, two bathrooms, a kitchen/breakfast room, a landscaped enclosed rear garden backing onto Naishes Wood Nature Reserve (SANGS).

Accommodation comprises of a spacious entrance hall leading to the light and airy living room. The kitchen/breakfast room has been finished to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. Within the kitchen you have a set of French doors which open into the rear garden. The accommodation on the ground floor is finished, with understairs storage and a generous downstairs W/C.

Upstairs the property offers four bedrooms with two of the rooms offering stunning views over the Snags. The main bedroom benefits from an en-suite shower room and the accommodation is finished with the main bathroom which offers sink, toilet and bath with shower overhead.

The charming, enclosed southerly facing garden is mainly laid to lawn and offers well-established flowers, shrub beds and trees throughout. At the rear of the property a generous patio area can be found which is ideal for al fresco dining. Outside the front of the property, you have ample driveway parking leading to the single garage.

The property further benefits from gas central heating, double glazed windows, solar panels and this property is located within close proximity of ample open spaces.

Crookham Park boasts a variety of children play areas, a Sainsburys local and infant school as well as offering access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre.

Crookham Park properties are subject to an estate maintenance charge of £276 per annum.

Offered to the market with no onward chain.




















YOU
JUST
BE
HAPPY



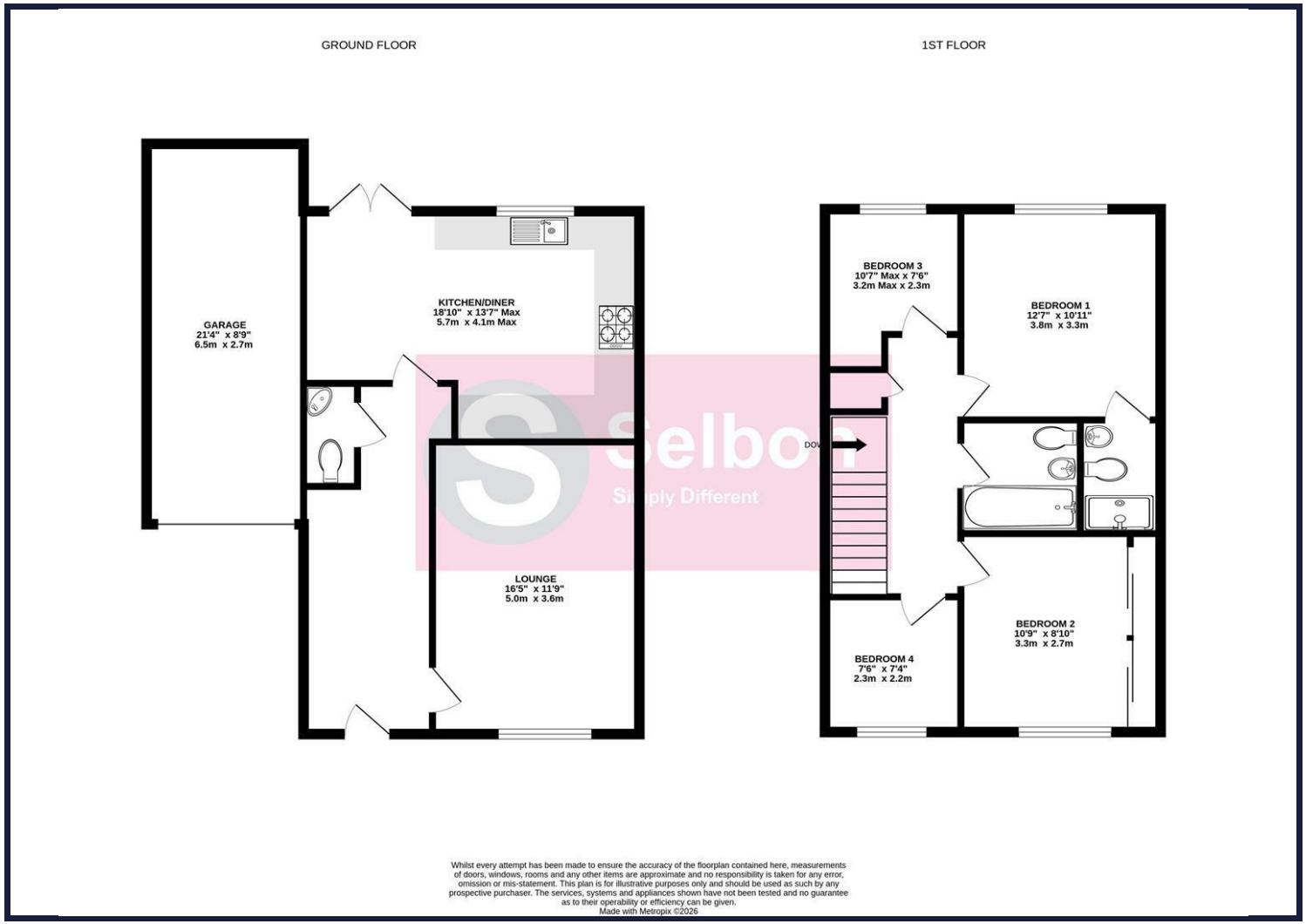

FRIENDS
Fun Adventures
FAMILY
Happy Memories







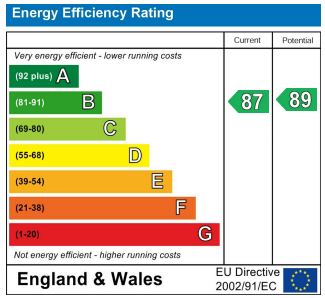
Floor Plans

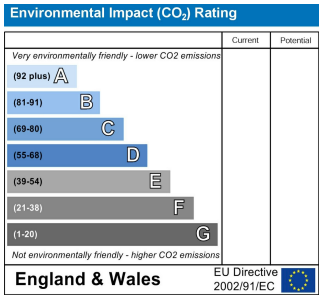


Area Map



Energy Performance Graph





Viewing

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

Council Tax Band: E

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