



Southby Drive, Fleet

Fleet

McCarthy
Holden

Guide Price £900,000



Southby Drive

Fleet

No Onward Chain. Detached family home in a quiet cul-de-sac with four bedrooms, en-suite, walk-in wardrobe, double garage, garden office, and spacious living areas near shops and schools.

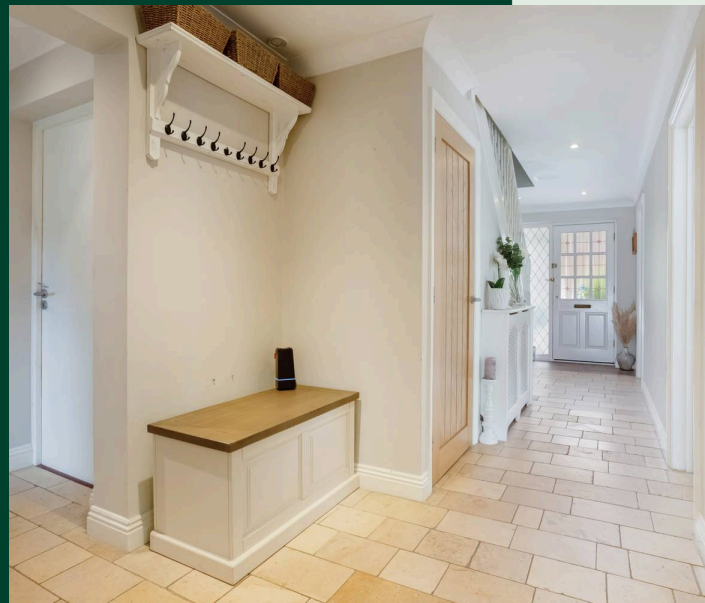
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain
- Quiet cul-de-sac location
- Four well-proportioned bedrooms
- Close to schools and amenities
- Double garage and driveway
- En-suite to principal bedroom





Property

Located within a peaceful cul-de-sac, this well presented detached family home offers generous accommodation in a convenient location close to local shops, schools, and transport connections. The property benefits from off-street parking, a double garage, and a versatile garden office, making it ideal for modern family living.

Ground Floor

Upon entering, a welcoming hallway leads through to a well equipped kitchen with a range of fitted units and ample storage, which flows seamlessly into the dining area perfect for everyday living and entertaining. From here, double doors open onto a side patio and continue around to a private rear garden. A separate utility room provides additional practicality with space for laundry and direct garden access. The main reception room is spacious and stylish, featuring tiled flooring, a fireplace, and access to a bright conservatory that overlooks the garden.

First Floor

The first floor comprises four well sized bedrooms, all offering flexibility for family life, guest accommodation, or home working if required. The principal bedroom is positioned to the rear of the property, benefiting from a pleasant outlook and enhanced privacy. It features its own en-suite shower room, as well as an impressive walk-in wardrobe, providing excellent storage solutions. The remaining bedrooms are served by a well-appointed family bathroom, completing the upper level of this thoughtfully arranged home.

Outside

Externally, the property continues to impress with a driveway that provides ample off-street parking and leads to a double garage, offering further storage or secure parking options. The rear garden is predominantly laid to lawn, complemented by patio areas that are perfect for outdoor dining and entertaining during the warmer months. In addition, the garden office presents a valuable and versatile space, ideally suited for remote working, hobbies, or a private retreat away from the main house.

Location

Located in a quiet residential area, the home is within easy reach of local schools, parks, and amenities, as well as excellent transport links including Fleet station and major road routes.

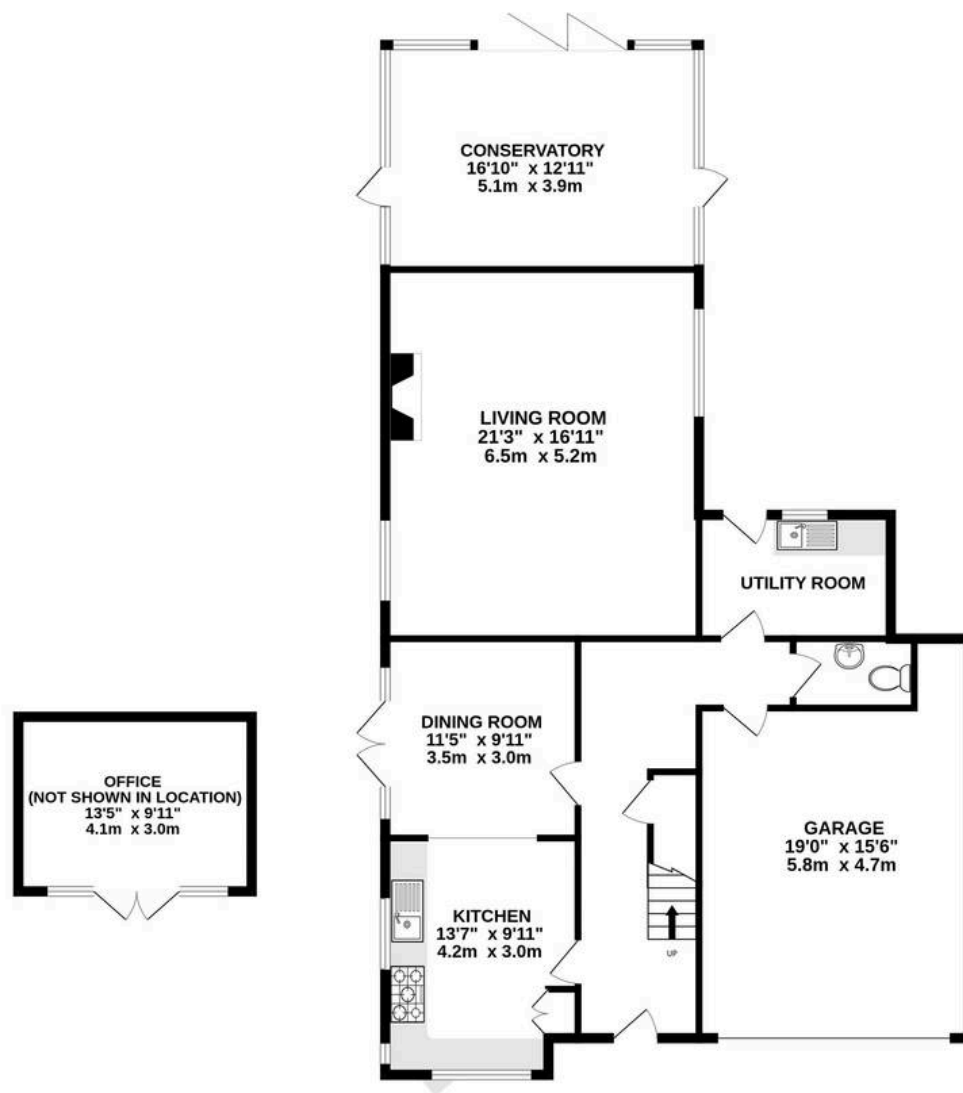
Hart District Council Tax Band - G

EPC - D

Additional Information



GROUND FLOOR
1607 sq.ft. (149.3 sq.m.) approx.



1ST FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 2585sq.ft. (240.2 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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