

Selbon
Simply Different

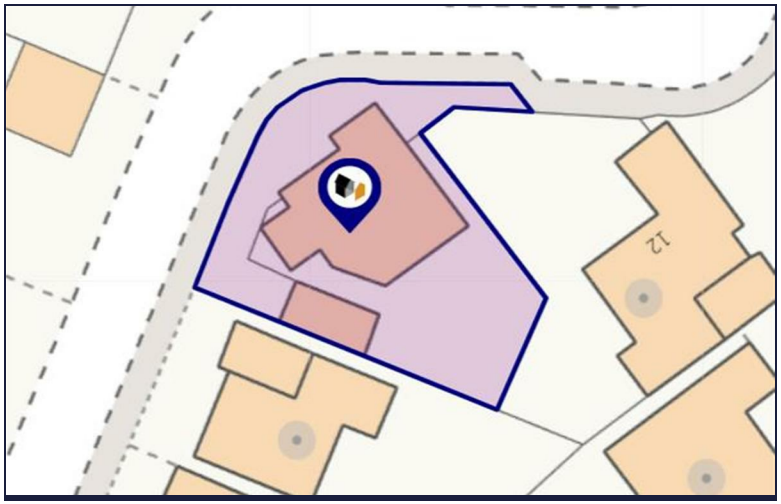
Saddleback Way, Ancells Farm, Fleet,
Hampshire, GU51 2US

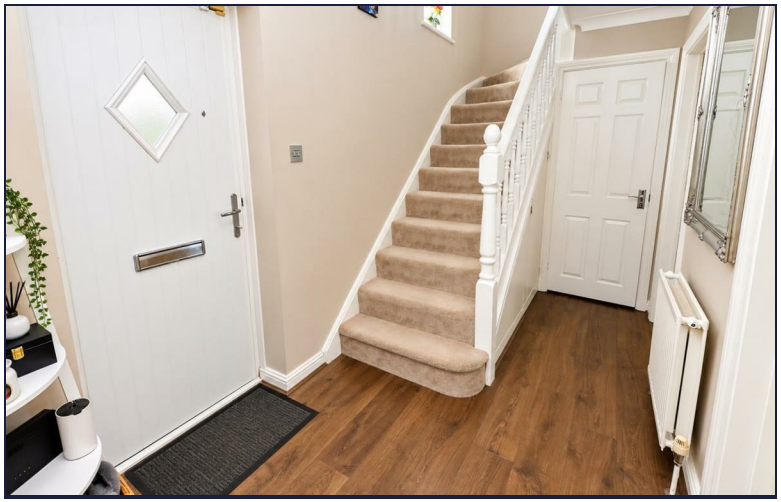
Offers in excess of £625,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Modern Extended Detached Home
- 'L' Shaped Lounge
- 3 Bedrooms & Bathroom (1st Floor)
- Gas Radiator Heating & Double Gazed Windows
- Enclosed Rear Garden
- Entrance Hall, Utility Room & Cloakroom
- Refitted Kitchen/Dining/Family Room
- Main Bedroom & En Suite (2nd Floor)
- Garage (Partly Converted To Office) & EV Charger
- Property Photos Have Been Subject To AI Enhancement







Selbon Estate Agents are delighted to offer this modern detached family home to the market, conveniently located in cul de sac, on the ever popular Ancells Farm development.

This deceptively spacious home has been thoughtfully extended, remodelled and improved over the years, to offer open plan and contemporary accommodation, ideal for modern day living.

There have been three major additions to the property, the previous owners created a main bedroom with an en suite and storage by way of a loft extension, thereafter, the current vendors have added a utility room, off the entrance hall, as well as replacing the conservatory with a full length family room which has open plan access to the kitchen and bi-folding doors to the rear garden.

The entrance hall has stairs to the first floor landing and doors leading to the cloakroom with a white suite, utility room with storage units, worksurfaces with and inset sink and a door to the rear garden. There are further doors to the kitchen and 'L' shaped lounge, which in turn has double doors opening into the family room.

The centre piece of the home is the 24ft family room, which has a vaulted ceiling with velux windows, bi-folding doors to the rear garden and a range of storage units and worksurface that then lead to the refitted kitchen, which has ample worksurfaces, storage units and some integrated appliances.

The first floor landing has doors to three bedrooms and the family bathroom with a modern white suite, there is a door that gives access to stairs leading to the 17ft main bedroom with doors to the en suite shoer room and a storage cupboard.

Further benefits include gas radiator heating, double glazed windows, an enclosed rear garden, a single garage (partly converted in to a home office) with an electric door and driveway parking for 2/3 cars with an EV Charger.

Situated close to playing fields and local shops, the home has easy access to Fleet town centre, mainline railway station and junction 4A of the M3.








LIFE'S RULES
Be Grateful
NEVER GIVE UP
DREAM BIG
SMILE
Treat Others Kindly
create
LAUGH
HELP OTHERS












OLIVER'S BEDROOM
MANCHESTER
CITY









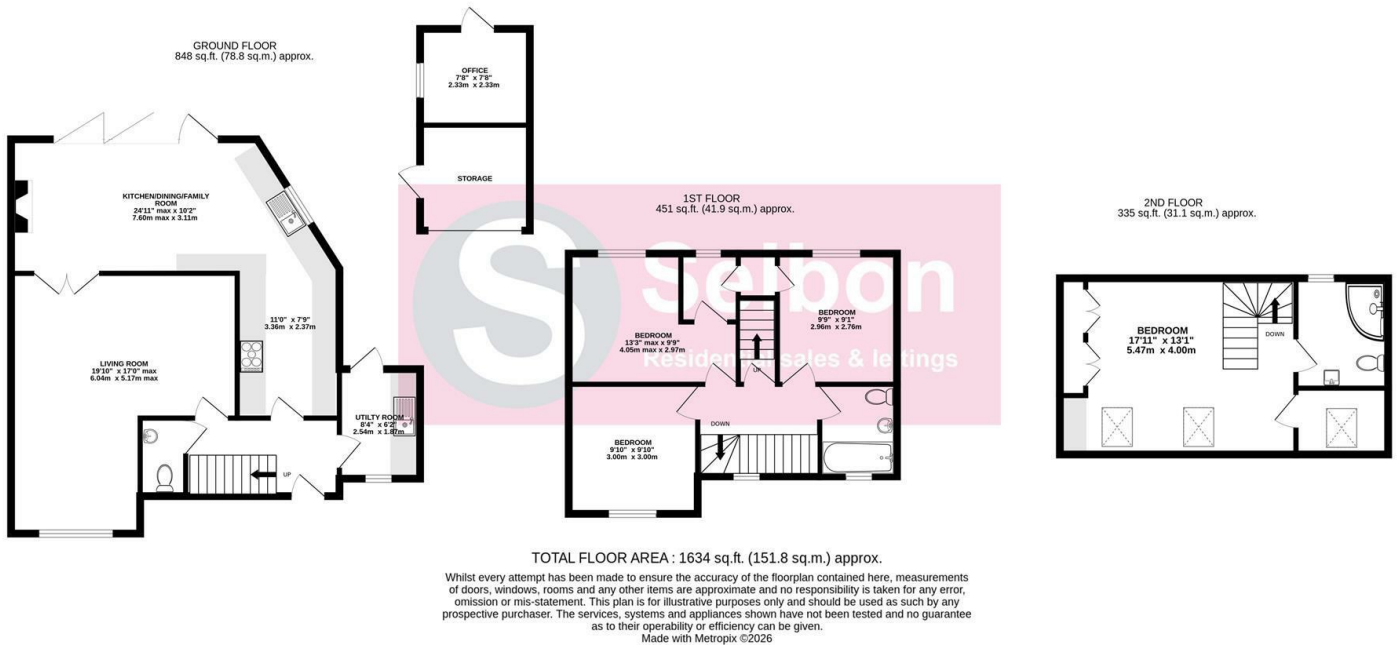








Floor Plans



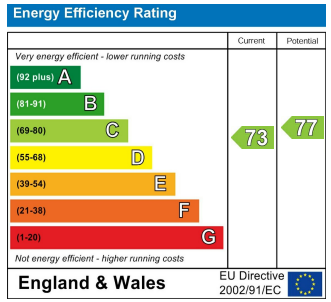
TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

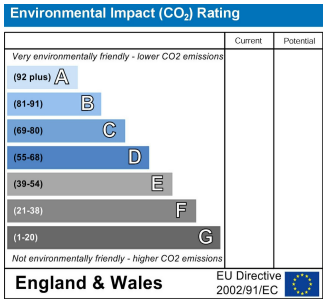
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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





Viewing

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

Council Tax Band: F

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