



Selbon

Simply Different

St. Swithins Road, Fleet,
Hampshire, GU51 1GL

Offers in excess of £780,000 Freehold

5 3 2 C

01252 979300

Selbonproperty.co.uk

- Modern Detached Home
- 2 Reception Rooms & Conservatory
- 5 Bedrooms & 3 Bathrooms
- Gas Radiator heating & Double Glazed Windows
- Enclosed Rear Garden
- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room & Utility Room
- Office/Guest Room (Loft Conversion)
- Double Length Garage & Driveway
- Property Photos Have Been Subject To AI Enhancement

Selbon Estate Agents are delighted to offer this deceptively spacious, modern detached, three storey family home, to the market, conveniently situated, on the ever popular Elvetham Heath development.

The property has been remodelled over the years, to offer flexible living accommodation, ideal for modern day life, including growing families that need room to spread out, as well as those looking for home working space.

The accommodation measures 2,400 SQ FT (including the garage) with some of the rooms having been created by part conversion of the double garage, along with a loft conversion above the garage, giving the addition of a 25ft dining/family room and an 18ft loft room, suitable as a guest/play room or an office/gym.

The front door leads to the entrance hall, which has stairs to the first floor landing and doors to the lounge, kitchen/breakfast room and downstairs cloakroom.

The 21ft bay fronted lounge has double glazed French doors to the 13ft conservatory, which in turn has French doors to the rear garden. The 19ft kitchen/breakfast room has ample work surfaces including a breakfast bar, eye and base levels storage units and some integrated appliances and has doors to a utility room with a door to the garden and the dining/family room.

The dining/family room has bi-folding doors to the garden, a door to the garage and stairs to the 18ft guest room/office.

The first floor comprises the main bedroom with with built in wardrobes and an en suite shower room, 2 further bedrooms and a family bathroom. The second floor boasts two further bedrooms and a shower room.

Further benefits include gas radiator heating, double glazed windows, an enclosed westerly facing rear garden, an attached 25ft garage and a double driveway.

Elvetham Heath has a Morrison's supermarket, pub, church, school, a local nature reserve offering pleasant walks, as well as enjoying easy access to Fleet town centre and Fleet mainline railway station.

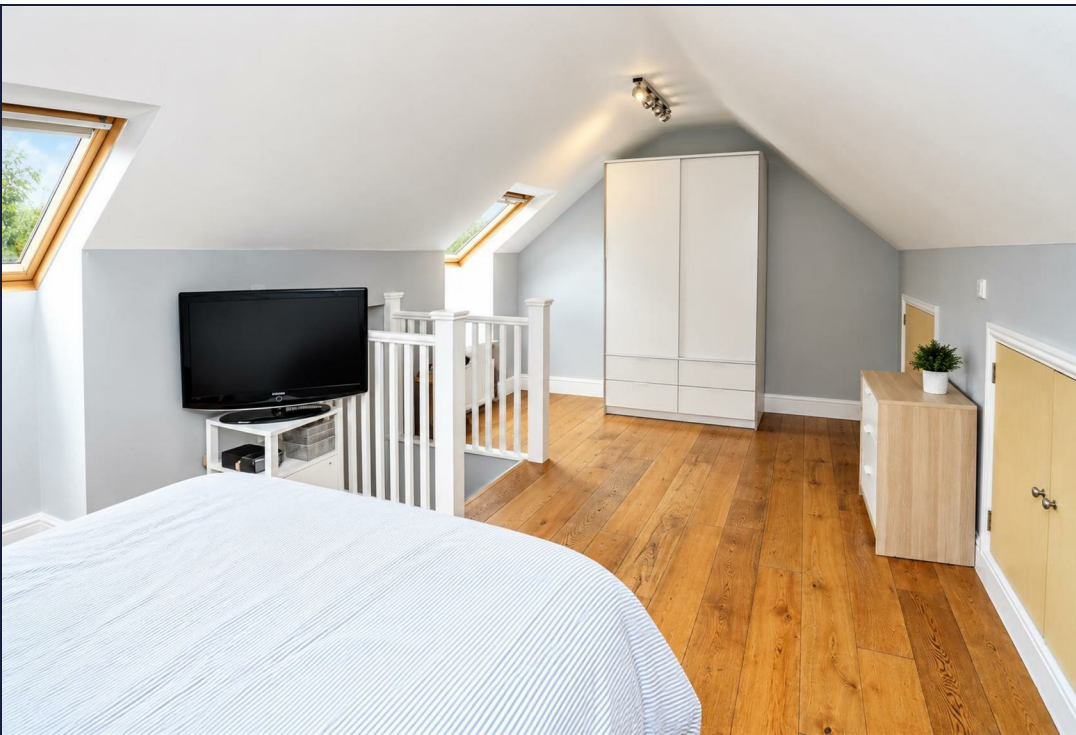
A viewing is highly recommended.









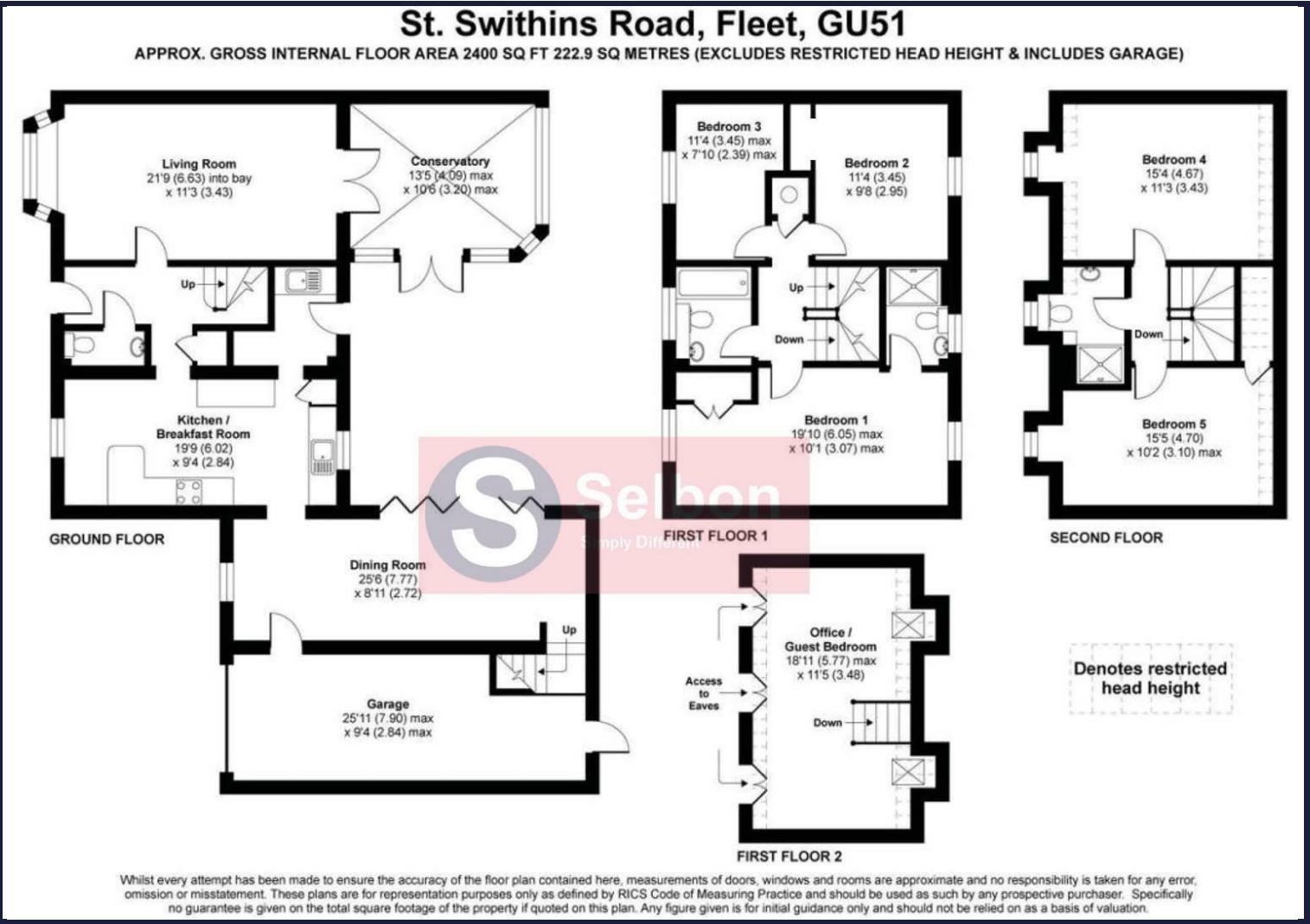








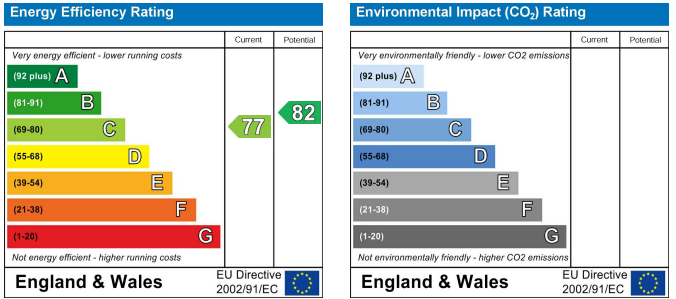
Floor Plans



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: F

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.