



- Modern Extended Semi Detached Home
- Lounge & Dining Room
- 3 Bedrooms & Bathroom
- Enclosed Rear Garden With Garden Office
- Easy Access To Local Walks
- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room & Utility Room
- Gas Radiator Heating & Double Glazed Windows
- 2 Allocated Parking Spaces
- Close To Shops & Schools

Selbon Estate Agents are delighted to offer this extended semi-detached home, to the market, situated within the sought-after area of Church Crookham.

Having been extended and modernised over the years, to offer deceptively spacious ground floor living accommodation with the addition of a dining room and utility room, making the home ideal for a young family.

The front door gives access to an entrance hall with a refitted cloakroom with a white suite and there is a door leading to the living room.

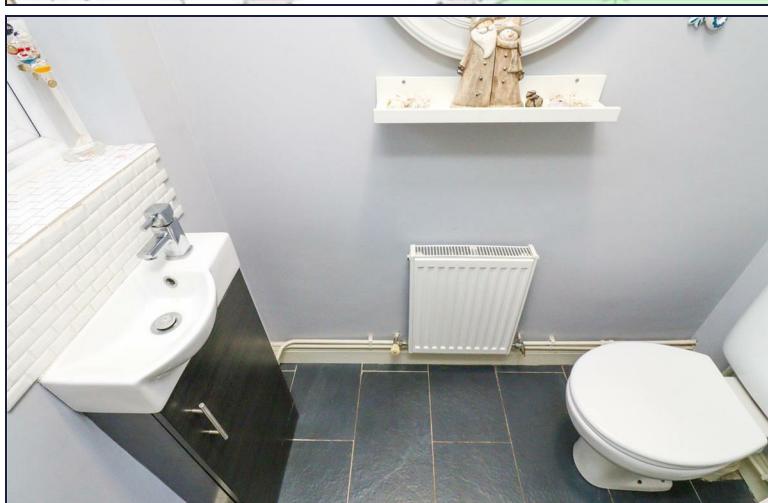
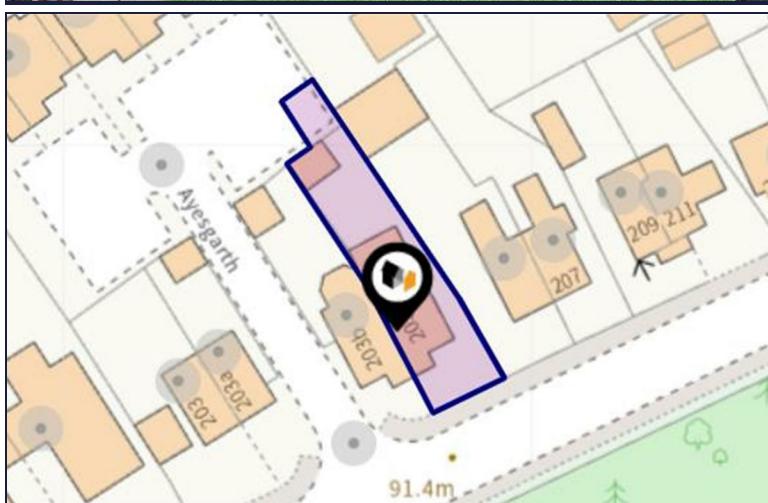
The front aspect living room has a storage cupboard, stairs to the first floor and impressive media wall, as well as open plan access to the modern kitchen/breakfast room, which has ample worksurfaces, a range of eye and base level storage units, some integrated appliances and space for table and chairs. There is access to the dining room, which could be used as a playroom which has double glazed doors to the rear garden and there is a utility room with utility space, sink and a door to the garden.

The first floor landing has access to the loft, an airing cupboard and doors leading to the 3 bedrooms and a refitted family bathroom with a white suite, the main bedroom has double built in wardrobes.

Further benefits include gas radiator heating, double glazed windows, an enclosed northerly facing rear garden with a garden room/office with a storage shed and two allocated parking spaces to the rear of the property.

The property sits in the catchment area of many of Fleet's sought after schools including Heatherside and Courtmoor, local shops including a cafe, newsagents, Tesco express and a fish and chips shop are all within walking distance. For those seeking the outdoor life, Velmead Woods, Tweseldown and the Basingstoke canal are all close by offering excellent dog walking, running and cycling routes.

Fleet town centre with an array of shops, pubs and restaurants and mainline railway station are a short drive away, we highly recommend an early viewing.





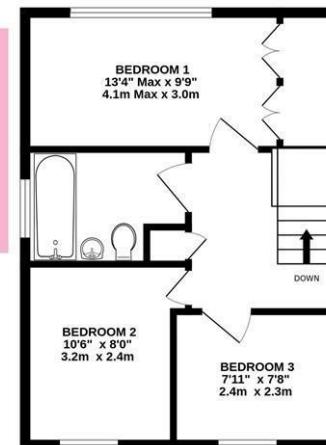
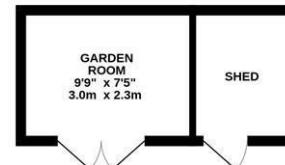
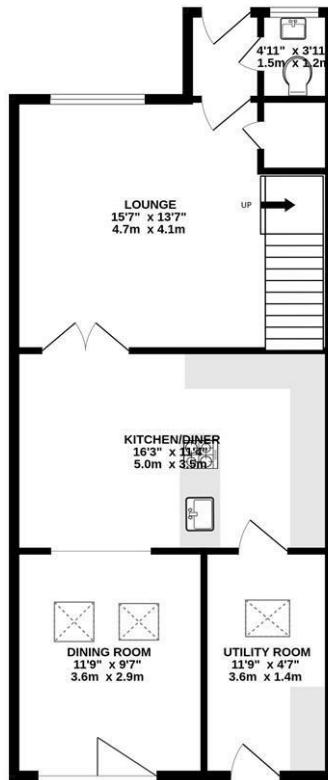






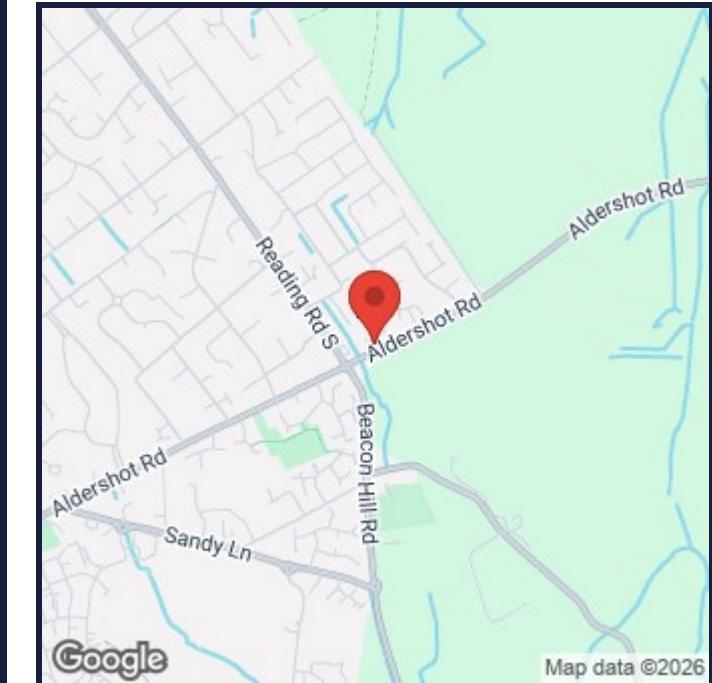


## Floor Plans

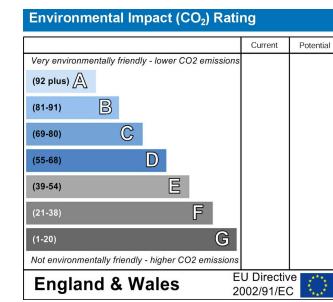
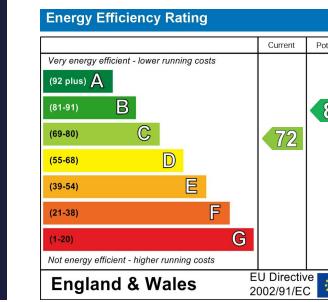


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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## Council Tax Band: D