



## 43 Crookham Road

Fleet, GU51 5DT

Asking Price £775,000

We are delighted to offer to the market this spacious and well-designed four bedroom detached family home, occupying an established plot in a highly convenient location close to Fleet town centre and local schools.

One of the property's particular features is its attractive position backing directly onto the Basingstoke Canal, with a private gate from the rear garden providing immediate access onto the towpath and delightful canalside walks towards Fleet town centre, Crookham Village and Crookham Deepes.

The well-planned accommodation includes an entrance hall, ground floor cloakroom and separate study. A dining room opens into the spacious sitting room, featuring a log burning stove and French doors leading into the sunroom overlooking the rear garden.

A further feature is the impressive extended kitchen/breakfast room, incorporating a large central granite island with breakfast bar seating and skylight above, granite work surfaces and a comprehensive range of integrated Bosch appliances. Bifold patio doors open directly onto the timber decked terrace and garden. A useful utility area is situated to the rear of the attached garage.

To the first floor are four bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room, together with a family bathroom.

Outside, the attractive landscaped and terraced rear garden incorporates a timber decked sun terrace and barbecue area, further paved seating and dining areas and mature planting, rising gently towards the Basingstoke Canal and the private towpath access.

To the front is a tarmac driveway providing parking for three/four vehicles and access to the attached garage.

The property has gas fired central heating and UPVC double glazing. An internal inspection is highly recommended to fully appreciate the accommodation and attractive canalside setting.

- Four bedroom detached family home
- Extended Kitchen/Breakfast Room
- Garage & Driveway Parking for 3/4 Cars
- Attractive Landscaped Rear Garden
- Direct Access onto the Basingstoke Canal Towpath
- Gas Central Heating
- UPVC Double Glazing
- Convenient for Fleet Town Centre and local schools
- Council Tax band (F) £3500 per annum
- Epc energy band (c) 74

### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



4



2

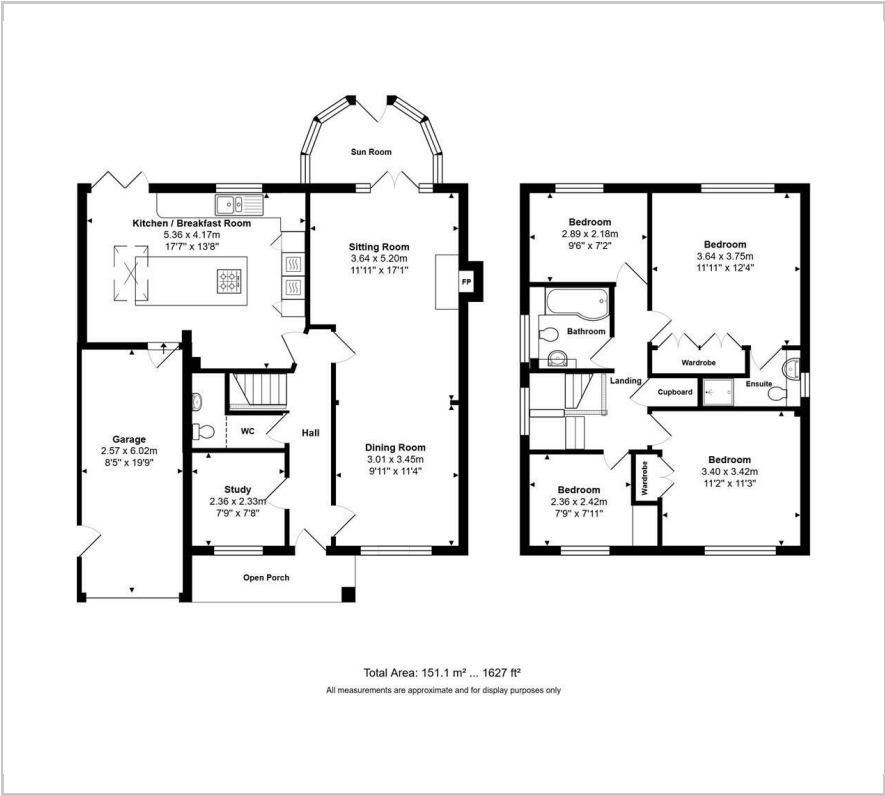


3

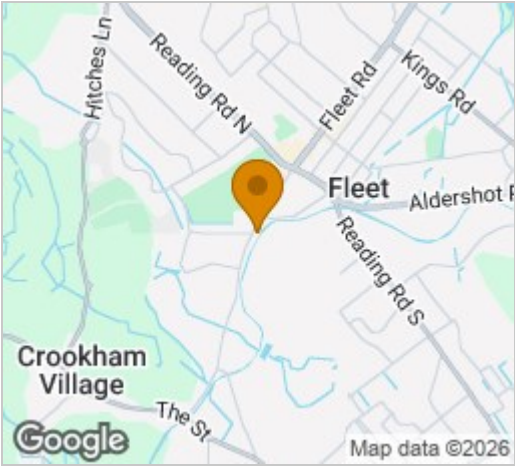


C

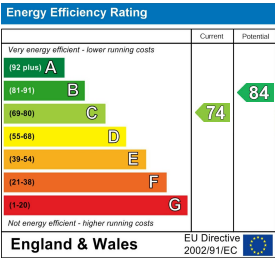
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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 this firms employment has the authority to make or give any representation or warranty in respect of the property.