



Dinorben Avenue

Fleet

McCarthy  
Holden

Guide Price £850,000



## Dinorben Avenue

Fleet

Spacious four bedroom detached home in quiet Dinorben cul-de-sac. Four receptions, large garden, garage, driveway. Near top schools and town. No onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No onward chain
- Extended detached family home
- Ensuite to master bedroom
- Double garage & driveway
- Excellent road links
- Close to local schools and Fleet Town Centre



## Property

This four bedroom detached family home is positioned in a quiet, non-estate cul-de-sac within the sought after Dinorben area of Fleet. Ideally placed for Heatherside and Court Moor schools, local amenities and the town centre, the property offers generous living accommodation and benefits from a larger than average private rear garden. With four reception rooms, a family bathroom, a kitchen/breakfast room, cloakroom, garage and driveway, it is offered to the market with no onward chain.

## Ground Floor

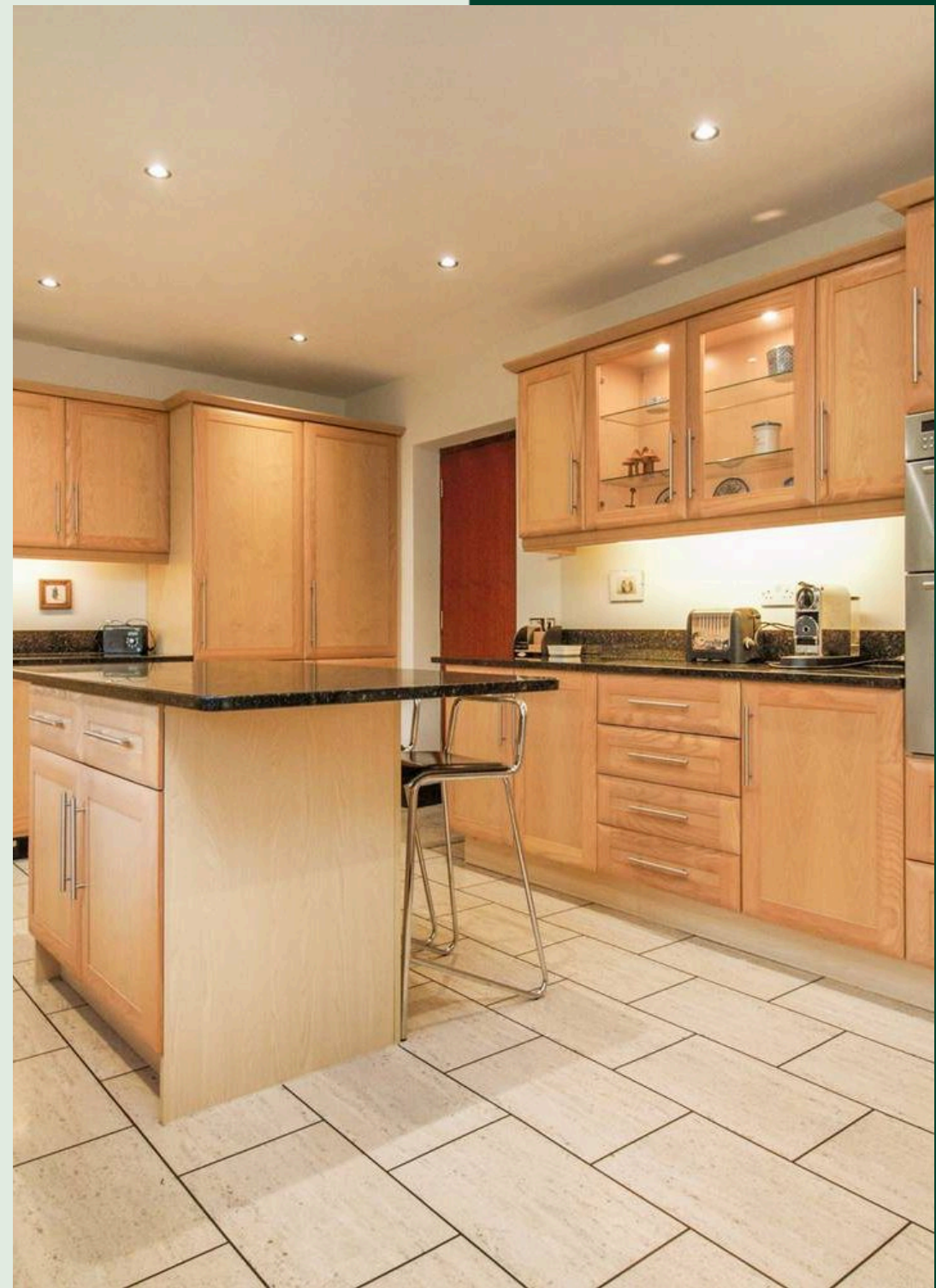
The ground floor features a welcoming entrance hall with under stairs storage and access to all main rooms. There is a well proportioned lounge with patio doors, a separate dining room, and a family room and study providing flexible space for work or relaxation. The kitchen/breakfast room includes a range of units, a breakfast bar, integrated appliances, an exterior side door. A downstairs cloakroom completes the ground floor layout.

## First Floor

Upstairs offers four bedrooms, all with radiators and a pleasant outlook, including two rear-facing doubles. The primary bedroom has an en-suite. The family bathroom completes this first floor. The landing provides access to an airing cupboard for additional storage. The loft access is in the middle bedroom.

## Outside

Externally, the property boasts an impressive, secluded rear garden enclosed by mature hedging and fencing, featuring lawns, patio seating space, established shrubs. To the front there is further lawned garden, along with a private driveway leading to the garage, which is equipped with lighting and power.

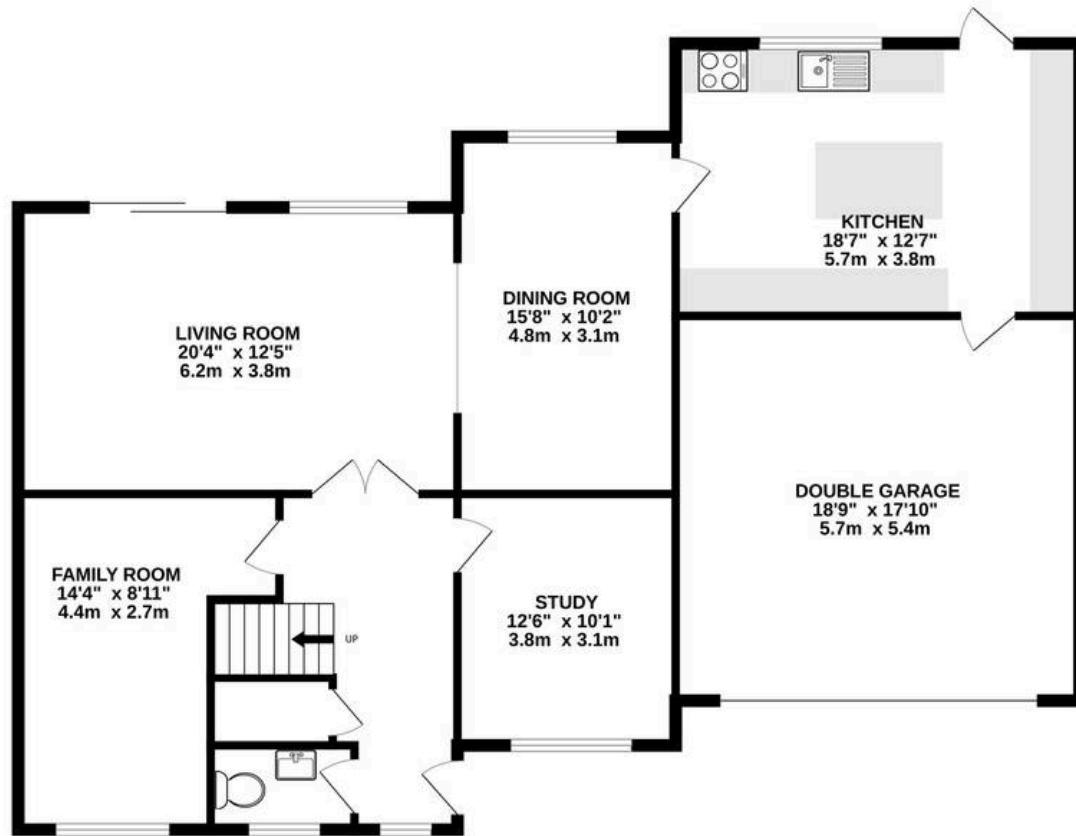




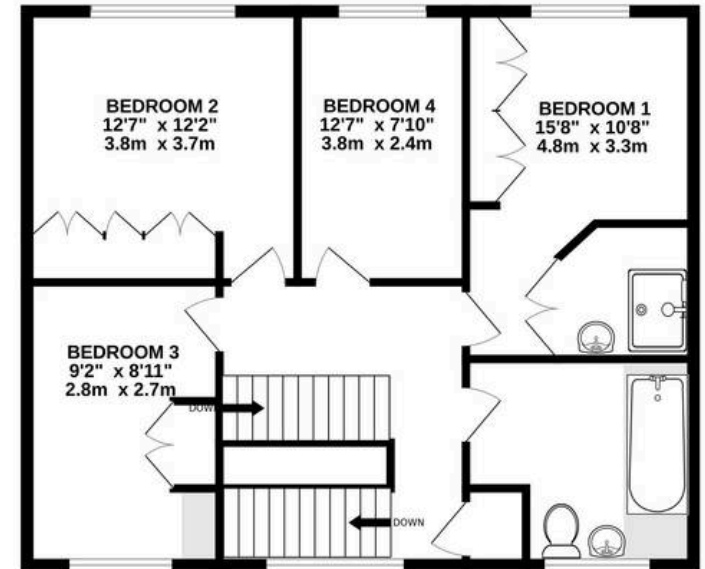




GROUND FLOOR



1ST FLOOR



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.

Made with Metropix ©2025







## McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested.

Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.