



Pyestock Way, Fleet

McCarthy
Holden

Guide Price £1,000,000



Pyestock Way

Fleet

Spacious five bed home in Hartland Village with over 2,600 sq. ft., modern kitchen, five en-suites, study, garden, garage, and driveway. Arranged over three floors.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Five bedrooms, all en-suite
- Superb kitchen/dining/family room
- Double aspect living room
- Enclosed garden with patio
- Garage and driveway parking
- Dressing room to principal bedroom



The Property

This extremely well proportioned property offers in excess of 2,600 sq. ft. of accommodation and is situated at the entrance to the attractive new Hartland Village development in Fleet.

Ground Floor

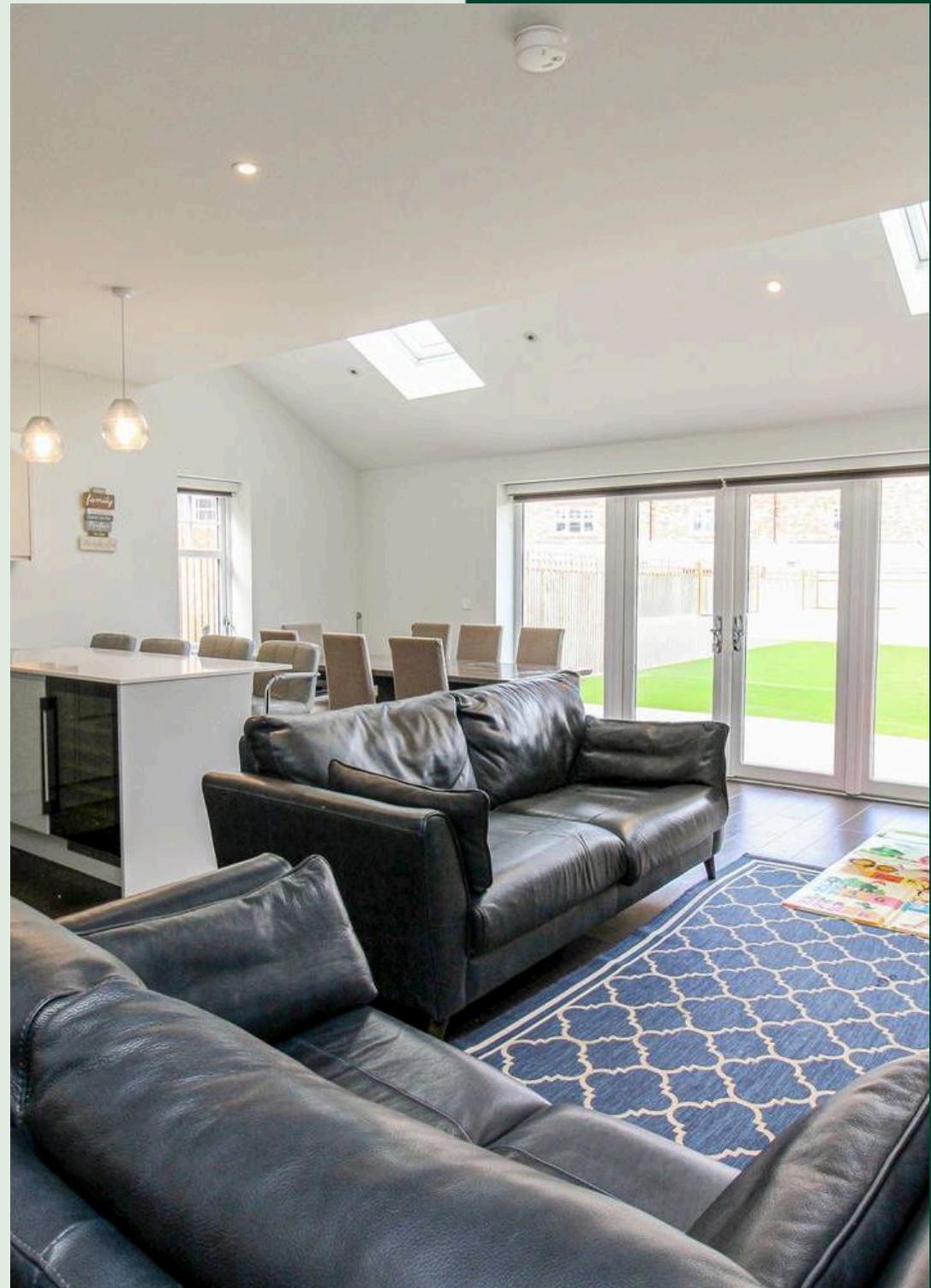
The accommodation is arranged over three floors with double doors from the entrance hallway opening into the attractive double aspect living room with bay window to the front and feature fireplace. To the rear of the ground floor is a superb kitchen/dining/family room which is light and airy with sky light windows and French style doors to the garden. The kitchen area is fitted with a good selection of gloss units, breakfast bar and a range of integrated appliances including oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine. There is a utility room off the kitchen and a cloakroom off the hallway.

First and Second Floor

Three bedrooms are situated on the first floor, all with en-suite facilities. Bedroom one also has a dressing room and a Juliet balcony whilst bedroom two has a dressing area with good range of wardrobe cupboards. There is also a study located on this floor. The remaining two generous bedrooms are on the second floor, both with en-suite facilities.

Outside

There is a good size rear garden which is enclosed with panel fencing and is laid with a large patio area and an artificial lawn. The property further benefits from a single garage and driveway parking.



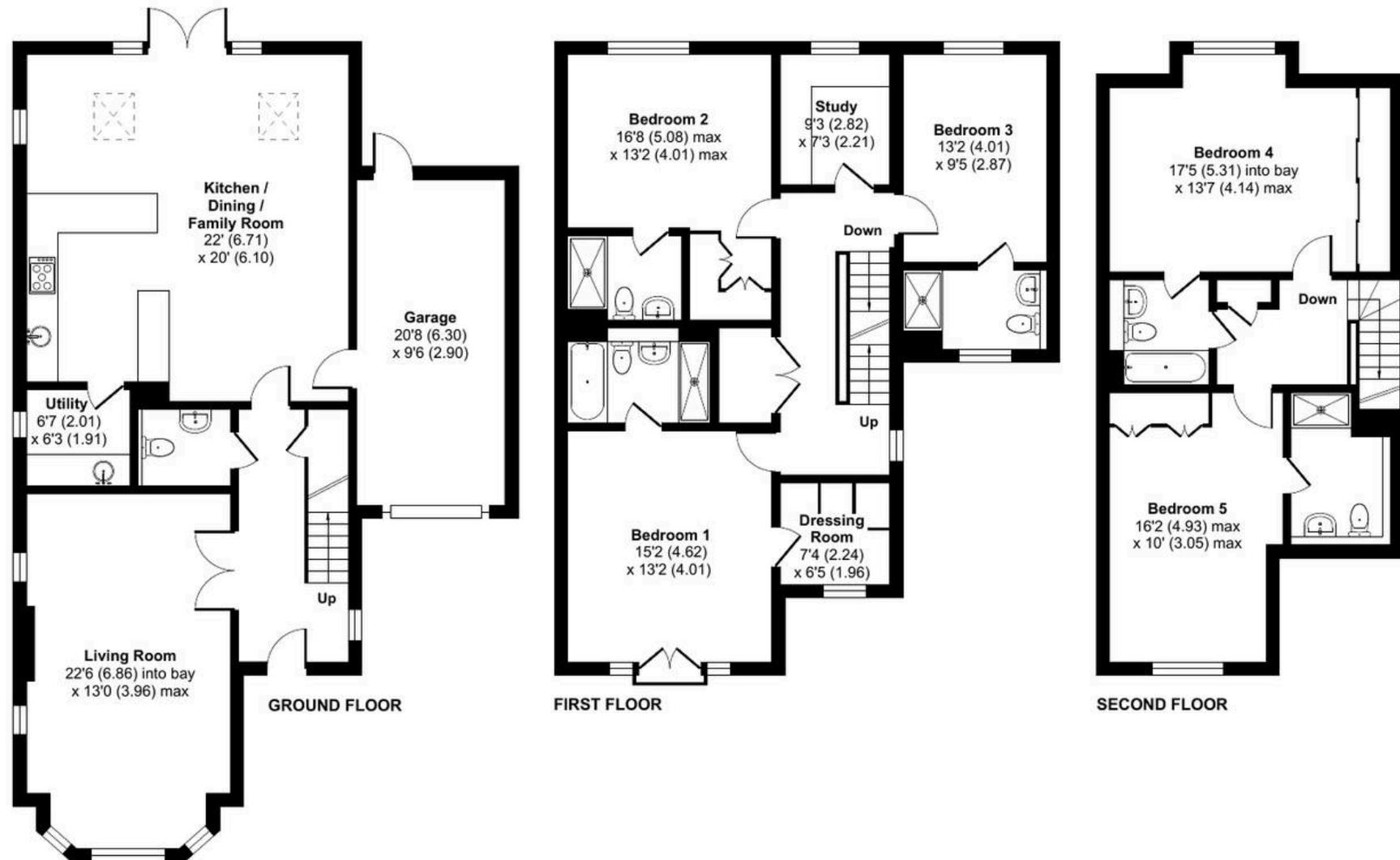




Pyestock Way, Fleet, GU51

Approximate Area = 2677 sq ft / 249 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for McCarthy Holden. REF: 820019







McCarthy Holden Fleet

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

01252 620640 • fleet@mccarthyholden.co.uk • 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.