



Dinorben Avenue  
Fleet

McCarthy  
Holden

In Excess of £1,070,000



## Dinorben Avenue

Fleet

Spacious four-bed detached home in sought-after Dinorben. Features two receptions, large kitchen, garage, driveway, canal views, and large plot. Close to schools, amenities, and transport links.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- Dinorben Location
- Four Double Bedrooms
- Built by Pool & Son
- Canal-Side Garden
- Detached Garage and Driveway
- Generous Quarter-Acre Plot



## The Property

Nestled in the sought-after Dinorben area of Fleet, this impressive four-bedroom detached house offers spacious family living in a prime location. Built by the reputable builder Pool & Son, the property presents a harmonious blend of quality craftsmanship and thoughtful design, ideal for those seeking comfort and versatility.

## Ground Floor

Upon entering, you are welcomed into a bright and airy hallway that leads to well-proportioned living spaces, each thoughtfully arranged to maximise natural light and flexibility. The main lounge provides a relaxing setting for both every-day life and entertaining, while the separate dining room offers the perfect backdrop for family meals and special occasions. The kitchen is well-appointed, featuring ample storage and workspace to support culinary pursuits, with an adjacent family room with by-fold doors overlooking the rear garden.

## First Floor

Four double bedrooms are arranged across the first floor, each generously sized and offering ample space for rest and relaxation. The principal bedroom benefits from a large, stylish bathroom and built-in wardrobes. The remaining bedrooms are versatile, suitable for family members, guests, or a home office and share the family bathroom.

## External

Practicality is further enhanced by a detached garage and a private driveway, providing secure parking and additional functionality. The property occupies a generous quarter-acre plot, affording a sense of privacy and space that is increasingly rare. The canal-side aspect adds a unique charm and a tranquil outlook, contributing to the peaceful atmosphere that defines this home.

## Location

Located within easy reach of local amenities, reputable schools, and convenient transport links, this property is perfectly positioned for both families and professionals. The combination of spacious accommodation, quality build, and a desirable setting makes this house an exceptional opportunity for those looking to enjoy a balanced lifestyle in Dinorben. Early viewing is highly recommended to fully appreciate the comfort, space, and potential that this outstanding home has to offer.











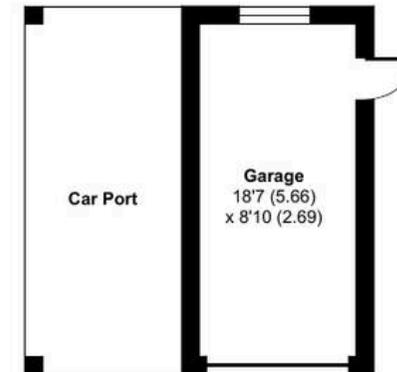
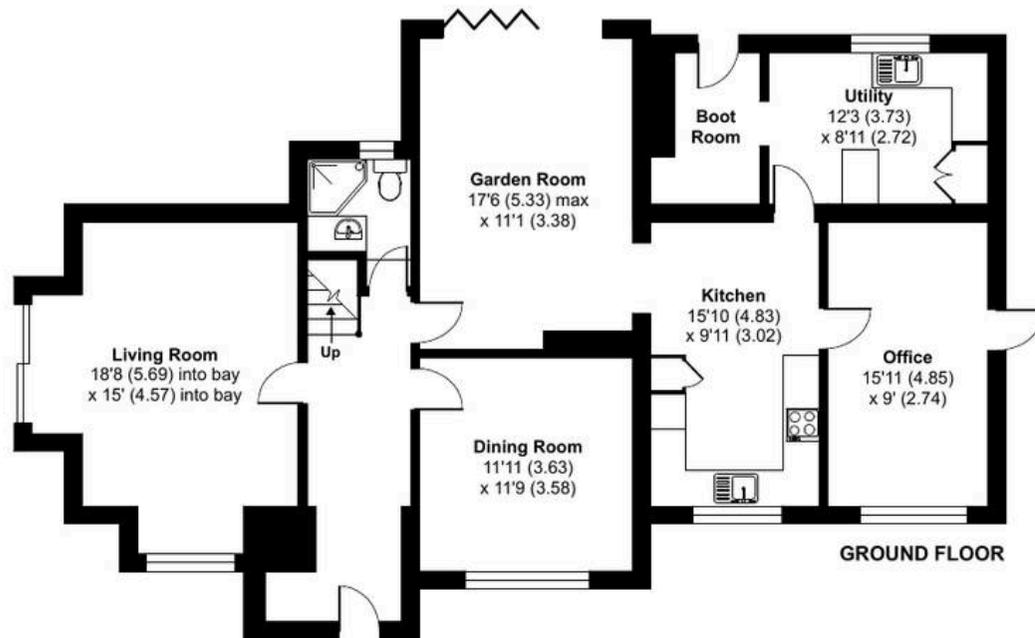
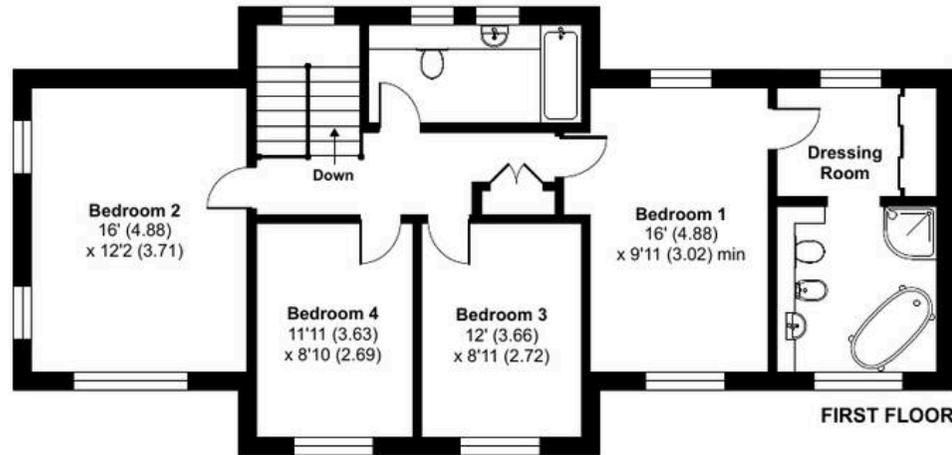
# Dinorben Avenue, Fleet, GU52

Approximate Area = 2238 sq ft / 207.9 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 2402 sq ft / 223.1 sq m

For identification only - Not to scale







## McCarthy Holden Fleet

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