



- Modern Detached Family Home
- Bay Fronted Lounge
- Principle Bedroom, Dressing Area, En Suite & Balcony
- Under Floor Heating, Radiators & double Glazing
- Larger Than Average Landscaped Rear Garden
- Entrance hall & Cloakroom With Utility Cupboard
- 'L' Shaped Kitchen/Dining/Living Room
- 3 Further Bedrooms & Family Bathroom
- 20ft Garage & Driveway (EV Charging Point)
- On The Edge Of 82 Acre Nature Reserve

Selbon Estate Agents are delighted to offer this superb executive family home to the market, built by Messrs Berkeley Homes to their 'Morris' design, situated on the ever popular Edenbrook development, in Fleet.

This impressive home, is finished to a very high specification and the vendors have spent the last 13 years, enjoying their home, whilst continuing to maintain the home in excellent condition throughout, making it ideal for a growing family or for those looking to retire and downsize.

The current development charge is £747.65 PA and there is access close by to the 82 acre Edenbrook nature reserve.

The canopied entrance has a front door to the bright and airy entrance hall, which in turn has an Oak & Glass staircase leading to the first floor landing, an understairs storage cupboard, as well as doors, leading to the downstairs cloakroom with a utility cupboard, the bay fronted living room and the contemporary kitchen/breakfast & dining room.

The bright 20ft living room is bay fronted and boasts a feature stone fireplace with a gas fire, the centre piece of the home is the 23ft kitchen/breakfast & dining room with three defined areas incorporating a luxury fitted kitchen, space for dining room table and chairs as well as a snug style living area, there are French doors leading to the rear garden.

The first floor landing has access to the loft space, there is an airing cupboard, as well as doors to the four bedrooms and the well appointed family bathroom. The principle bedroom enjoys a dressing area with built in wardrobes, a well appointed 4 piece en suite and French doors leading to a balcony. There are 2 further double bedrooms and a good size single room.

Further benefits include under floor heating to the ground floor, radiator heating to the first floor, double glazed windows, a 20ft garage with an electric up and over door, driveway parking for 1 car & an EV charger, unofficial parking area and a larger than average landscaped rear garden.







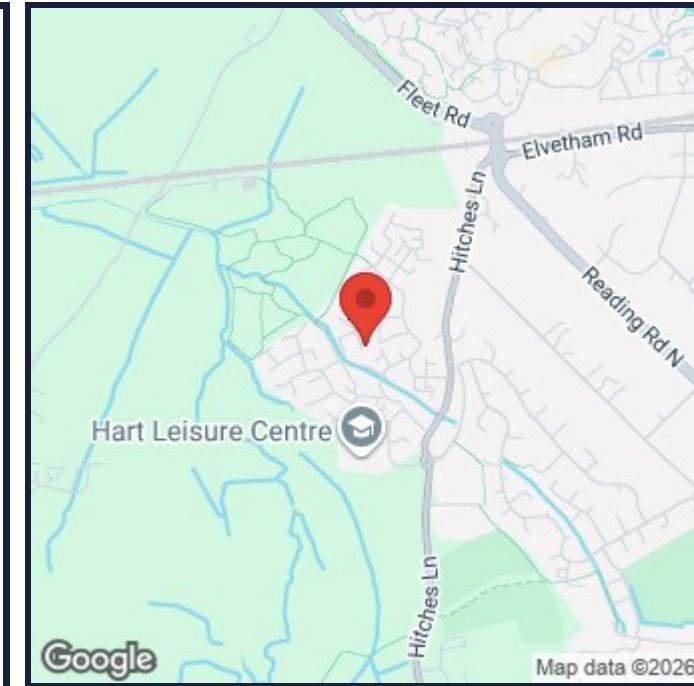












Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	83
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: F

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