

Selbon
Simply Different

Gurung Way, Church Crookham,
Hampshire, GU52 8AU

Offers over £700,000 Freehold

4 3 3 C

01252 979300
Selbonproperty.co.uk

- Detached Four Bedroom Family Home
- Open Plan Kitchen/Dining/Conservatory Room
- Two En-Suite Shower Rooms & Family Bathroom
- Shutters & Blinds Fitted Throughout
- Premium Garden Office (Insulated & Hard Wired Internet)
- Crookham Park Development
- Living Room, Study & Cloakroom
- Re-Modelled & Landscaped South Facing Garden
- Multi-Zone Hive Heating, Alarm & CCTV
- Driveway Parking & Garage

Selbon Estate Agents are delighted to offer to the market this stunning four bedroom detached family home, built by Taylor Wimpey to their 'Silver Birch' design, offering practical modern day living space for family life.

The location is of particular note being situated in a quieter area of the development overlooking green space and the sensory gardens. The current owners have updated the property from original build and is offered for sale with no onward chain.

The principle accommodation includes; spacious open plan kitchen/dining/conservatory room with upgraded UV-resistant Pilkington conservatory glass and bi-folding doors opening to the rear garden, allowing an abundance of natural light to flow into the room. The remaining ground floor rooms include a 16ft. living room, study and a cloakroom.

To the first floor are three bedrooms. Bedroom two features an en-suite shower room, whilst the remaining two bedrooms are serviced by a family bathroom.

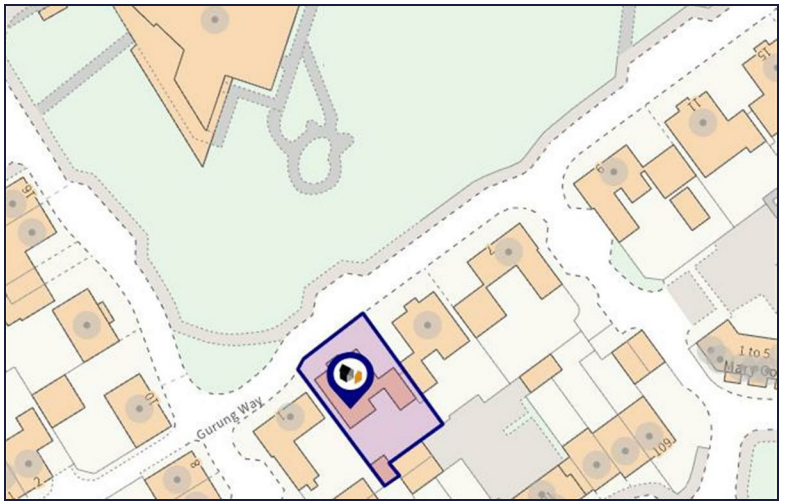
The second floor boasts a stunning principle bedroom with a dressing area as well as bespoke built storage areas. Completed with an en-suite shower room.

The southerly facing multi-zone garden has also been re-designed by the current owners and features an area laid to lawn with bark area ideal for plant pots. Immediately to the rear of the property is a patio area ideal for entertaining.

A hand built garden office with eco-insulation and hard wired internet meaning all year round usability is located at the rear of the property, ideal for working from home away from the main residence.

A number of upgrades within the home distinguish this property from those on the development, including shutters and blinds throughout, a water softener, multi-zone Hive heating, full alarm and CCTV system, upgraded bi-fold doors, bespoke fitted cupboards and shelving and under-stairs storage.

To the front is driveway parking which leads to an attached garage with up and over door. Ample visitor parking is available.






















ENGLISH




GORKHA
VALOUR


















CHAMONIX
MONT-BLANC







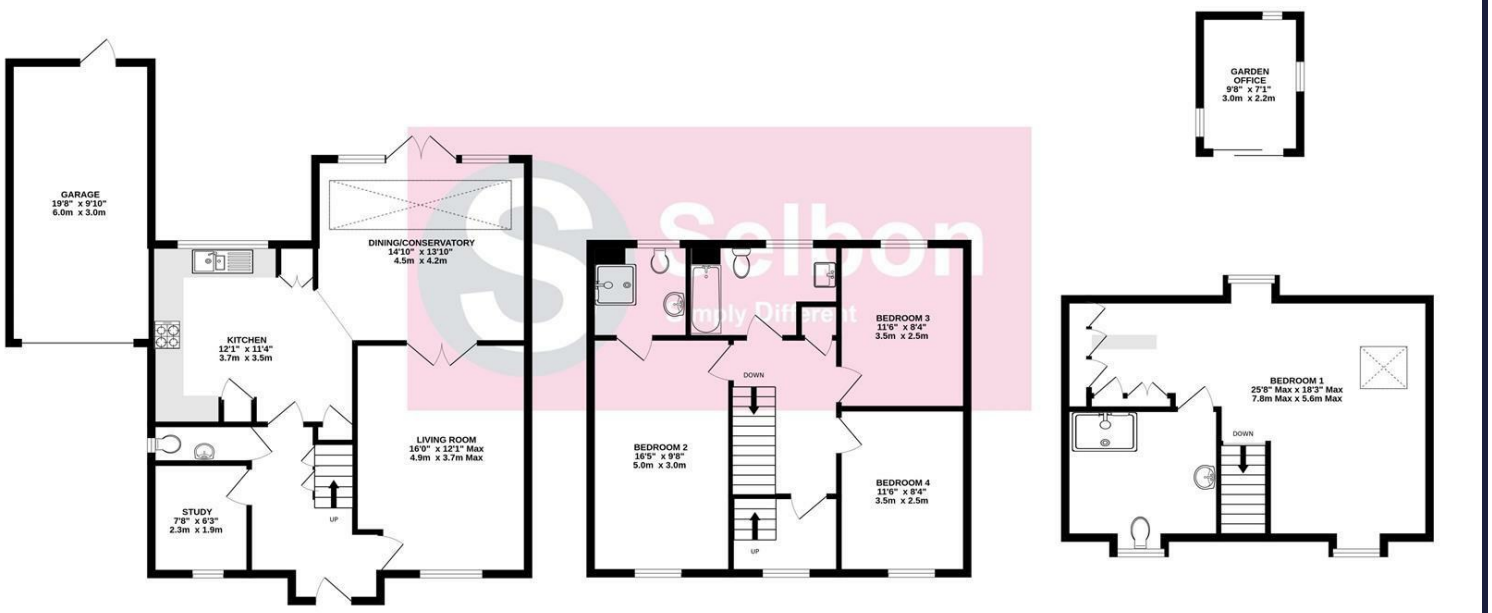








Floor Plans



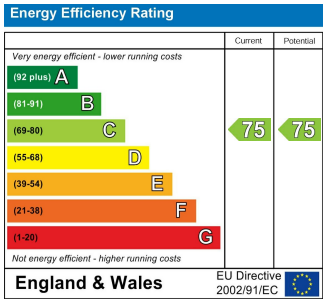
TOTAL FLOOR AREA : 1819sq.ft. (169.0 sq.m.) approx.

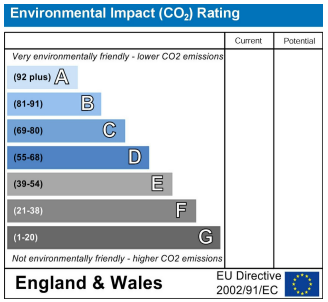
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Performance Graph





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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