



Poulter Place | Church Crookham | Fleet | GU52 8AZ

Asking Price £475,000 Freehold

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Waterfords are delighted to offer this deceptively spacious three-storey semi-detached house, built by Taylor Wimpey and situated within the highly sought-after Crookham Park development. Offering well-balanced accommodation including a 15ft lounge, 15ft open-plan kitchen/dining room, three bedrooms arranged over the upper floors and an impressive principal suite with en-suite, this modern home is ideal for family living and home working alike. Further benefits include driveway parking, a garage, solar panels and a westerly facing rear garden, all conveniently located close to local schools, amenities and excellent transport links.

- Deceptively spacious three-storey modern semi-detached home
- 15ft front aspect lounge
- Three well-proportioned bedrooms arranged over two upper floors
- En-suite shower room plus family bathroom and ground floor cloakroom
- Driveway parking leading to a single garage
- Built by Taylor Wimpey and located on the popular Crookham Park development
- 15ft open-plan kitchen/dining room with integrated appliances
- Impressive 18ft L-shaped principal suite with built-in wardrobes
- Westerly facing enclosed rear garden with patio area
- Solar panels, gas central heating and double glazing throughout



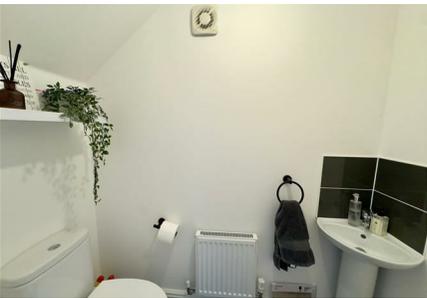


Waterfords Estate Agents are delighted to present this deceptively spacious and beautifully arranged three-storey modern semi-detached home, ideally positioned within the highly sought-after Crookham Park development. Offering flexible accommodation across three floors, this superb home is perfectly suited to modern family living, including those requiring dedicated work-from-home space.

Built by renowned developers Taylor Wimpey, the property combines contemporary design with practical living space and excellent energy efficiency, including the benefit of solar panels.

The property is entered via a double-glazed front door into a welcoming entrance hall, complete with useful understairs storage and a cloakroom fitted with a modern white suite. To the rear, a stylish 15ft open-plan kitchen/dining room provides an excellent entertaining space, fitted with a range of contemporary units and integrated appliances. To the front, a generous 15ft lounge offers a bright and comfortable reception area, ideal for family relaxation. The first-floor landing provides access to two well-proportioned bedrooms and a modern family bathroom finished with a white suite. An inner landing leads to the staircase rising to the top floor. Occupying the entire top floor is an impressive L-shaped principal bedroom measuring approximately 18ft (maximum). This spacious retreat benefits from a range of built-in wardrobes and a private en-suite shower room, creating an ideal principal suite.

To the front, driveway parking leads to a single garage, providing secure parking and additional storage. The enclosed rear garden enjoys a desirable westerly aspect, capturing afternoon and evening sun, and features a patio area ideal for outdoor





dining and entertaining.

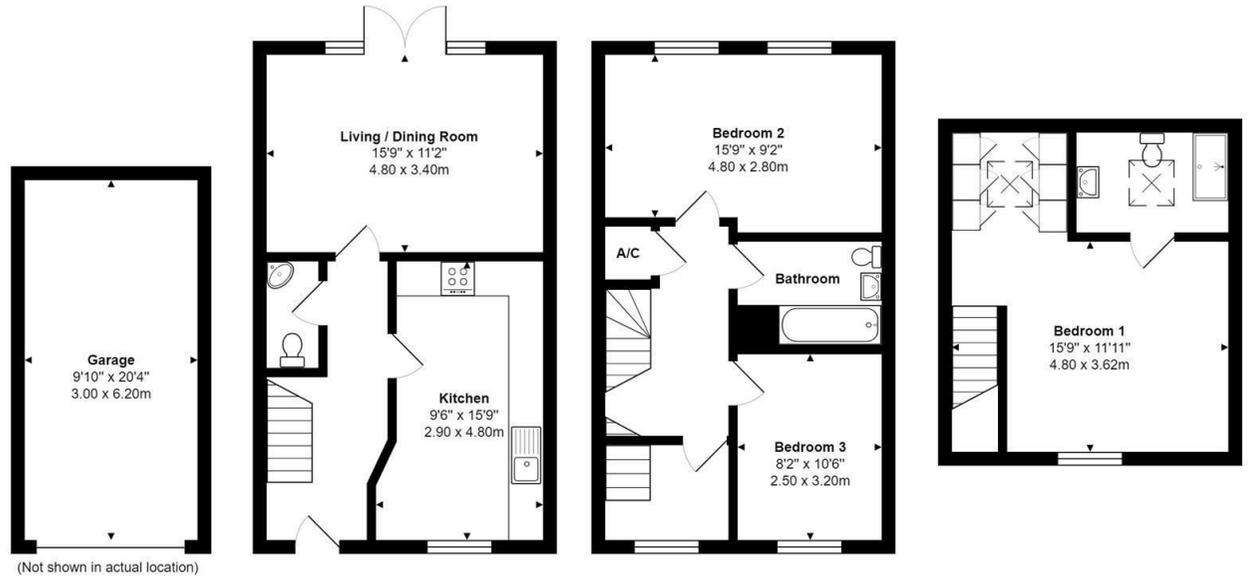
Crookham Park offers a wonderful community environment with open green spaces, local shops including a Sainsbury's Local, an infant school, and extensive walking, running and cycling routes. A regular bus service provides access to Fleet town centre, which offers a wide range of shops, cafés, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke Canal, Fleet Pond and Hart Leisure Centre are all within easy reach. Excellent road links via the M3, A3 and A30 provide convenient access to London, Guildford and Basingstoke, with Farnham, Odiham and Crondall also nearby.

Waterfords are delighted to represent this attractive home, and viewings are highly recommended to fully appreciate the location and lifestyle on offer. Book your viewing today.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





Total Area: 1348 ft² ... 125.3 m²
 All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 87 | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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