



Elvetham Road, Fleet, GU51 4HH

Offers Over £1,295,000

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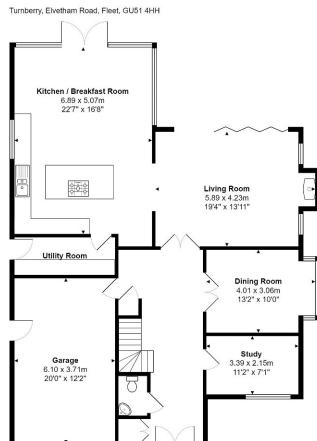
Located in the highly regarded 'Blue Triangle' area of Fleet stands this outstanding five bedroom detached family home. This spacious home, originally built in 2018 to a high specification throughout, offers a wealth of space over two floors and is within walking distance to Fleet's train station with its direct line to London Waterloo within in 43 minutes (fastest).

Through the front door a large entrance hall with a double height vaulted ceiling links all principal reception rooms and gives access to the WC, garage and stairs to the first floor. The kitchen/breakfast room is undoubtedly a stunning feature of this home! The kitchen offers plenty of eye and base level units topped off with sleek worksurfaces. Integrated appliances include, three ovens (including steamer and microwave), coffee machine, fridge/freezer, wine cooler, waste disposal, hot water tap, water softener and many other integrated features. There is a central island with breakfast bar and plenty of room for a large table and chairs plus a separate utility room. The room also enjoys views over the rear garden via the large glass windows and double doors, together flooding this room with natural light. Pocket doors from the kitchen lead to the sizable living room which also faces the rear and as large bi-folding doors giving easy access to the patio area. The living room also benefits from mood lighting and a recessed log burner. The dining room can accommodate a large table and chairs and features a large bay window to the side. There is a generous study to the front and an integral garage which completes the ground floor living space.

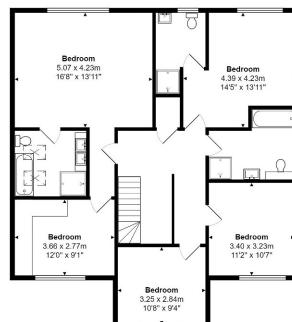
To the first floor, there is a desirable galleried landing which links all bedrooms. The master suite has a dressing room/bedroom and has a luxurious ensuite bathroom. The guest bedroom also benefits from its own ensuite shower room. Two further double bedrooms share the use of a fitted family bathroom.

Externally to the front, access can be gained via the five bar electric gate which leads to the large block paved driveway, side lawn and the integral garage. There is access to the rear garden from the side and mature hedgerow to the front boundary. The private rear garden has a large expanse of lawn and a patio which runs the whole width of the house.





Total Area: 238.8 m² ... 2571 ft²
All measurements are approximate and for display purposes only



- Blue Triangle Area Of Fleet
- Five Bedrooms, Three Reception Rooms
- Stunning Kitchen Breakfast Room & Utility
- Built In 2018 To A High Specification
- Gated Entrance
- Private Rear Garden
- Close To Fleet's Town Centre
- Excellent School Catchments & Main Line Train Station
- Viewings Available 7 Days A Week



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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