

Jacobs & Hunt

3 CROCKFORD DRIVE, PETERSFIELD, HAMPSHIRE, GU31 4FQ
ASKING PRICE OF £735,000





Located in a quiet cul-de-sac, within easy walking distance to the local shops, schools and mainline railway station, this four bedroom detached family home built in 2015 by David Wilson Homes, offers everything for the growing family or a family looking for a very modern house to downsize to.

Accommodation comprises of spacious hallway with Amtico flooring, downstairs cloakroom and stairs to first floor.

The sitting room has French doors that open onto a lovely terrace and landscaped garden.

The kitchen is a real feature of the property with white units with contrasting quartz work tops and ample storage units and space for a table in chairs and to the front aspect is a large dining area that will also work as a family space as it could easily fit two sofas.

Separate utility room with sink and plumbing for washing machine. Door to rear gardens.

To the front aspect is a good sized study.

The first floor offers master bedroom with excellent range of built in wardrobes and two aspects and three piece ensuite shower room.

Three further double bedrooms and a family bathroom with separate shower.

The garden has had time and effort put into it by the current owners and they extended the patio to provide a great outside space. The garden is walled on all sides and represents a pretty, country style garden. Access to the



garage, with light and power, from the garden as well as the driveway,

The property further benefits from the remainder of the NHBC Warranty & solar panels.

Double glazed - gas central heating.

Council Tax Band - £ per annum.

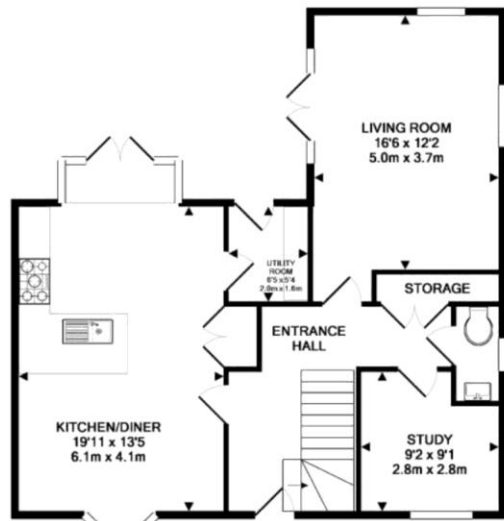
Annual service charge for the development is £200.

Mains water, gas, electricity and sewage.

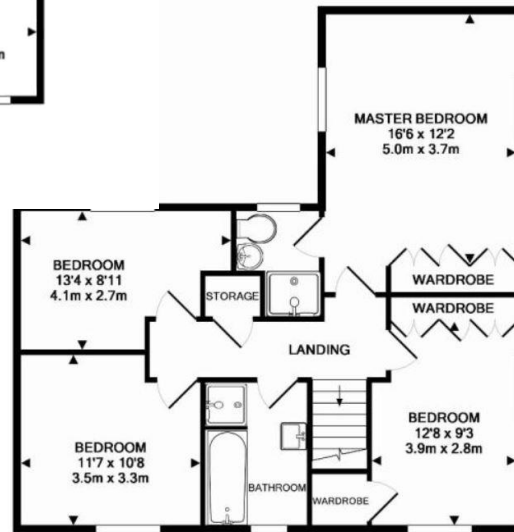
Further information from the Vendor's Sole Agent, Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!





GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

