



## Three Bedroom Detached House

**Urnfield, Yateley, Hampshire, GU46 7AX**

Offers in Excess of: £600,000

- Three Bedroom Detached House
- Ample Driveway Parking
- Allocated Parking Space
- Half a Mile to Yateley Green
- Close to Parks and Local Walks
- Six Years on the NHBC Warranty
- Forest Chase Development
- EPC : B (83)





## Description

Surrounded by beautiful walks and with great schooling options, this detached family home offers a stunning finish throughout and has over six years remaining on the NHBC warranty. The accommodation of this impressive family home comprises a triple aspect living room to the front of the property, downstairs cloakroom, and to the rear is the wow factor of this property. To the rear is an open planned living room/kitchen area that gives built in appliances, ample work top space, and patio doors leading to the beautifully maintained rear garden. As you venture upstairs you will find three spacious bedrooms with one of the bedrooms benefitting from an en suite shower room. There is also a half tiled white three piece family bathroom.

## Outside

Externally, to the front of the property, there is a well maintained front garden with a small path leading to the front porch. There is driveway parking to the side of the property along with an additional allocated parking space to the opposite. Through the side gate into the garden, you are met by a detached garage which has been partially converted into a gym space with storage in front. The main garden gives a seating area on the patio area to the front of the garden and another seating area to the rear. The rest of the garden is fully enclosed and laid to lawn. The location of this fantastic property is also only half a mile to Yateley Green which hosts an array of family events, great local pubs as well as being surrounded by local walks and lakes.

## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other things are approximate and are not guaranteed to agree to any one particular set of measurements. The floor plan is a guide only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and are provided as is. All dimensions are in millimetres. Made with Desktop 02/24



To arrange a viewing please contact:

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