



## Three Bedroom Link-Detached House

**Upper Wheatfield, Hook, Hampshire, RG27 9YR**

**Price: £525,000**

- Three Bedrooms
- Built in 2021 by Croudace Homes
- En Suite to Principal Bedroom
- Separate Bathroom and Cloakroom
- Living Room with Bay Window
- Modern Fitted Kitchen/Diner
- Garage and Off Road Parking
- EPC: B (83)



## Description

Located facing onto a tree-lined lane, that offers excellent privacy and brings nature closer to you with its proximity to Whitewater Country Park, we are delighted to present this unique home. One of only two Roseberry design homes built by the award-winning developer Croudace Homes in 2021 on the Hartletts Mead phase of the popular Greenhart Park, this three-bedroom link-detached house has much to offer. The principal bedroom features built-in wardrobes with mirrored sliding doors and an en suite bathroom. Additionally, there is a separate family bathroom and a cloakroom. The living room, with its bay window at the front, and the spacious kitchen/diner at the rear, provide versatile living spaces finished to a very high modern standard. Other notable features include Cat 5 wiring, an option to connect to high-speed fibre broadband, and a Hive heating system, meeting 21st-century living demands. The property also boasts a garage to the side with off-road parking and a landscaped West-facing rear garden, perfect for enjoying the afternoon sun.

## Outside

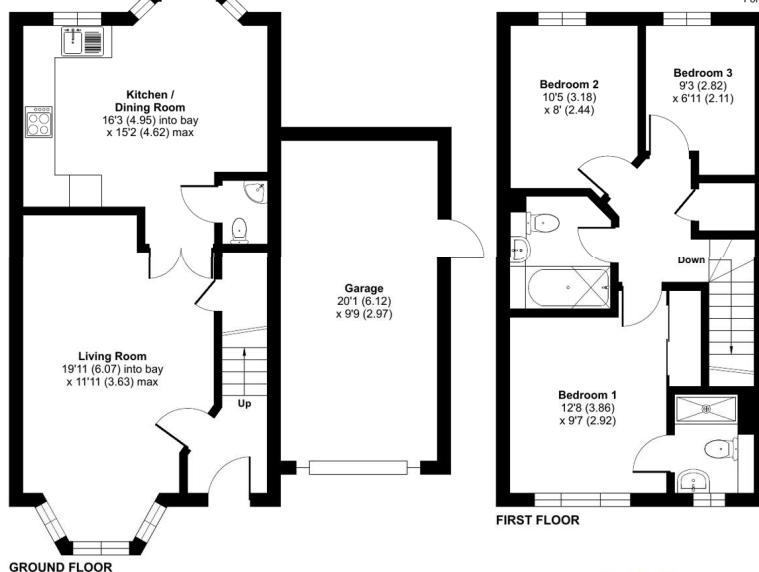
The rear garden has been meticulously landscaped by the current owner. It is enclosed with wooden fencing, laid to lawn, and features a large paved patio area with side access and a gate to the front. The front of the property, which offers off-road parking for two vehicles, has also been landscaped, featuring a partial lawn, a dwarf shrub border, and a paved pathway to the front door. The garage at the side includes an up-and-over door, eaves storage, lighting, power, and an external side door.

## Floorplan



### Upper Wheatfield, Hook, Hampshire, RG27

Approximate Area = 932 sq ft / 86.5 sq m  
Garage = 198 sq ft / 18.3 sq m  
Total = 1130 sq ft / 104.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Bridges Estate Agents. REF: 1131628



To arrange a viewing please contact:

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