



## 3 Cavesson Close, CHURCH CROOKHAM, Hampshire GU52 8BB

Offers In Excess Of £550,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market this immaculately presented detached family home, situated in a cul-de-sac location and backing on to a nature reserve for the ultimate, secluded garden. Constructed only six years ago by Taylor Wimpey, this property still has some of its 10 year NHBC builders warranty remaining.

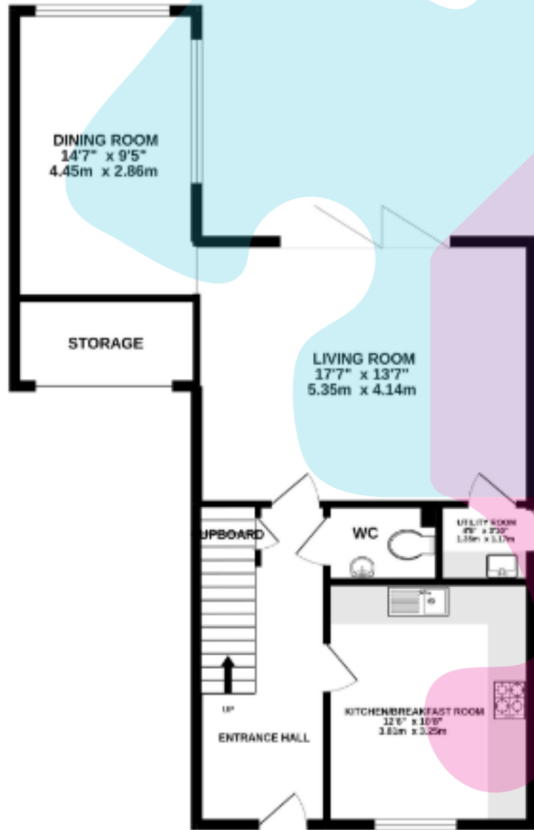
Accommodation comprises; a welcoming entrance hall, with bespoke, fitted storage under stairs and engineered oak, herring-bone flooring which continues through to a beautiful kitchen/dining room with a shaker-style kitchen. To the rear of the house you have a generous living room with bi-fold doors leading to the secluded, westerly facing rear garden. From the living room is an opening to the dining room which enjoys views of the garden through the floor to ceiling double glazed windows. Further benefits downstairs include; a downstairs cloakroom and a separate utility room. Upstairs are three generous bedrooms, the main bedroom benefitting from a dressing-area complete with fitted wardrobes and dresser. In addition to this there is an en-suite shower room. Also upstairs there is a family bathroom and access to loft space, which has potential for conversion.



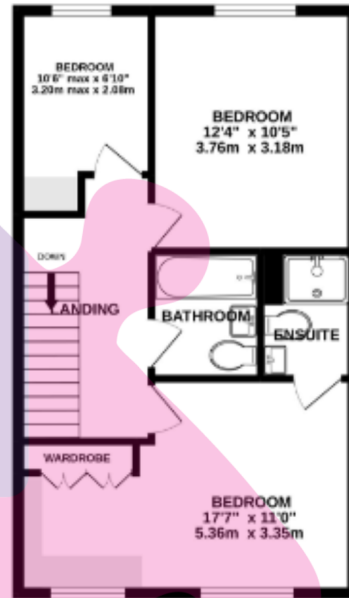


- CUL-DE-SAC LOCATION
- CONSTRUCTED JUST SIX YEARS AGO
- DETACHED FAMILY HOME
- ENSUITE & DRESSING ROOM TO MAIN BEDROOM
- KITCHEN/BREAKFAST ROOM
- BACKING ON TO NATURE RESERVE
- IMMACULATLY PRESENTED
- THREE BEDROOMS
- UTILITY ROOM & CLOAKROOM
- COUNCIL TAX BAND = E

GROUND FLOOR



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 02/02

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

