



**Connells**

Wyke Court Walworth Road  
Picket Piece Andover





## Property Description

Located in the sought after village of Picket Piece, Wyke Court is tucked away within a cul-de-sac and consists of just five private homes. Wyke Court is approached along a private driveway leading to a small intimate development of just five new homes. Built by local builder George William Homes who are well known for building high quality and well designed new homes to a high specification. Each new home comes with a 10 year NHBC builders warranty.

## Wyke Court

High specification and contemporary, built to perfection by George William Homes. Attention to detail can be found inside and out of these beautiful new homes. The en-suites and bathrooms are fitted with Vitra sanitary ware and chrome fittings displaying a quality of finish throughout. The real quality and specification in each kitchen speaks for itself. All of the appliances are all integrated with high gloss handleless units with granite style worksurfaces and upstands giving a super clean and smart contemporary look. The materials, the thoughtful spacious design, they all combine to create a stunning new home.

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## Hall

Hallway leading to sitting room and stairs to first floor.

## Sitting Room

14' 5" x 13' 5" ( 4.39m x 4.09m )

A wonderful bright and spacious sitting room with good width to set up a surround sound system! Double glazed box bay window to the front elevation, understairs cupboard, door leading to kitchen dining room.

## Kitchen/Dining Room

17' 2" at max point x 14' 1" ( 5.23m at max point x 4.29m )

A wonderful space to enjoy cooking, eating and socialising. Beautifully laid out with contemporary designed high gloss handleless kitchen units and matching worksurfaces and upstands. All of the appliances provided are high quality Lamona brand to include oven, hob, full height fridge/freezer, dishwasher and washing machine. The dining area is positioned in front of the French doors from where you can enjoy the rear garden.

Door leads to the cloakroom.

## Cloakroom

Ground floor cloakroom with fitted white sanitary ware including a vanity wash hand basin and WC.

## First Floor

### Master Bedroom

16' 4" at max point x 11' 3" ( 4.98m at max point x 3.43m )

A good sized king size bedroom with box bay window to the front and smart fitted wardrobes with sliding doors, door to the en-suite shower room.

### En-Suite

Beautifully fitted with white sanitary ware including vanity wash hand basin and low level WC and fitted shower cubicle.

### Guest Bedroom

A good sized bedroom with double glazed window to rear elevation.

### Bedroom Three

10' 2" x 7' 3" ( 3.10m x 2.21m )

A good sized single bedroom with double glazed window overlooking the rear garden.

### Family Bathroom

A smart white three piece suite fitted with high quality sanitary ware and chrome fittings.

## Outside

### Rear Garden

The rear garden is relatively level and laid to turf with timber garden shed. A patio abuts the rear of the property.

### Front Garden

Beautifully landscaped, turfed and planted with a variety of shrubs.

### Parking

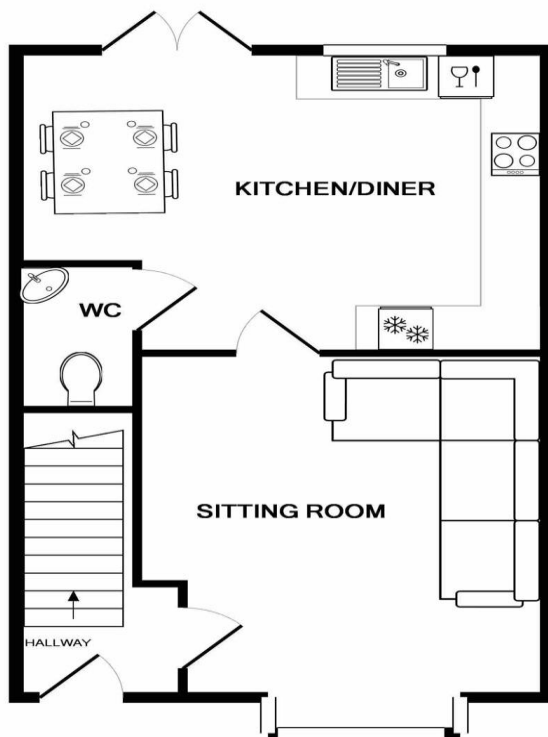
Each home comes with two block paved private parking spaces within the court.

### Agents Note

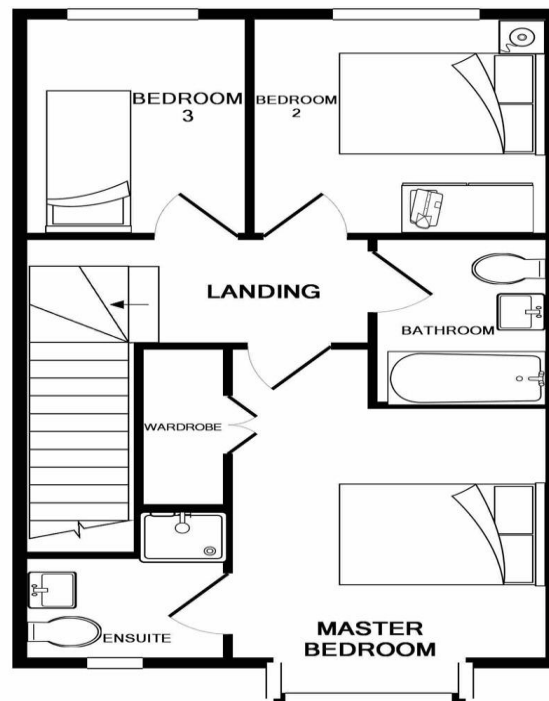
Please note images used are taken from various plots in the development and previous show home.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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**EPC Rating: Exempt**

**view this property online** [connells.co.uk/Property/ref-ADV305209](http://connells.co.uk/Property/ref-ADV305209)

Tenure: Freehold



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