



**Connells**

Jockey Way  
ANDOVER



### Property Description

3 BEDROOM DETACHED HOUSE located on the popular Picket Twenty development. The property was constructed in 2021 by Persimmon Homes and is offered for sale with the remainder of the 10 year NHBC. The well-presented accommodation comprises hallway, cloakroom, sitting room, kitchen/dining room, UTILITY, 3 bedrooms with ENSUITE TO MASTER and a bathroom. Outside there is a DETACHED GARAGE, driveway parking and gardens to the rear. The front has a private path with fenced off front garden/shrub edges.

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg day nursery, a community hall, a Co-Op store and an Urban park.



## Accommodation

### Entrance Hall

Double glazed front door leading into entrance hallway and radiator.

### Cloakroom

WC, wash hand basin, radiator and extractor fan.

### Lounge

10' 2" x 18' 5" (3.10m x 5.61m)

Double glazed window to the front aspect, television / telephone sockets, 2 radiators and double glazed French doors to the garden.

### Kitchen

18' 5" x 9' (5.61m x 2.74m)

Double glazed windows to the front and side aspect, a range of wall / base units, work surfaces, 1 1/2 ceramic sink with drainer, integrated dishwasher and fridge/freezer, electric induction hob, fan assisted oven and cooker hood, television point, storage cupboard and 2 radiators.

### Utility Room

6' 2" Max x 5' 11" Max (1.88m Max x 1.80m Max)

Space for washing machine and tumble dryer, central heating boiler, work surfaces and double glazed door to the side aspect.

### Landing

Double glazed window to the rear elevation, airing cupboard and radiator.

### Bedroom One

10' 3" x 10' 11" (3.12m x 3.33m)

Double glazed windows to the front and side elevation, fitted mirrored wardrobes, television point and 2 radiators.

### Ensuite

Double glazed window to the front elevation, shower cubicle, WC, wash hand basin with vanity unit and radiator.

### Bedroom Two

8' 4" x 10' 7" (2.54m x 3.23m)

Double glazed window to the front and side elevation, wardrobe and radiator.

### Bedroom Three

9' 2" x 7' 6" (2.79m x 2.29m)

Double glazed window to the side elevation, loft hatch, wardrobe and radiator.

### Bathroom

Double glazed window to the front elevation, bath with overhead shower, WC, wash hand basin with vanity unit and extractor fan.

### Garage

19' 7" x 9' 10" (5.97m x 3.00m)

Automatic roll-up garage door, double glazed door to the side aspect, alarm, power, light.

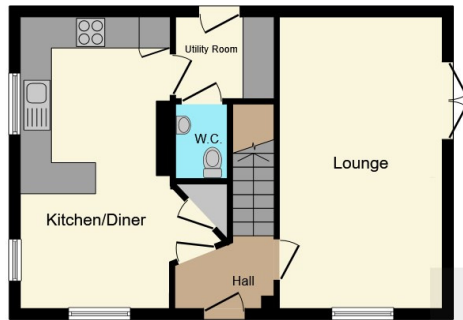
### Outside

Externally the property boasts driveway parking, small front garden with railings and the rear garden being of low maintenance and offers access to the garage.

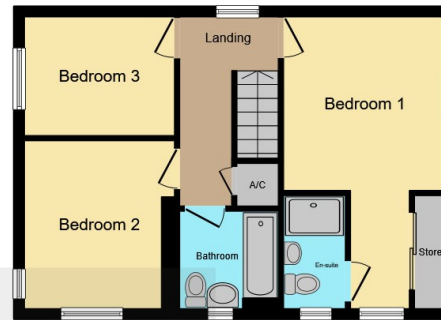




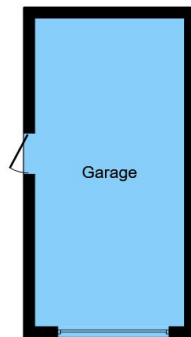




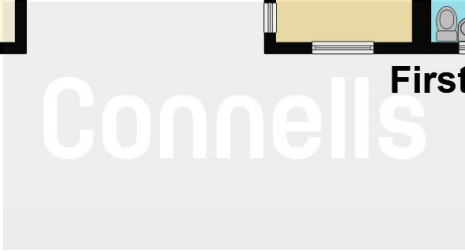
**Ground Floor**



**First Floor**



**Garage**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**T 01264 352 207**  
**E andover@connells.co.uk**

23-25 Winchester House, Winchester Street  
ANDOVER SP10 2EA

**EPC Rating: B**

**view this property online [connells.co.uk/Property/ADV308682](http://connells.co.uk/Property/ADV308682)**

Tenure: Freehold



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