



**Connells**

Calico Street  
Andover





### Property Description

Situated in the sought-after Augusta Park development, this beautifully presented three-bedroom semi-detached house offers modern living across three spacious floors, ideal for families or professionals seeking comfort and convenience.

The ground floor features a contemporary kitchen complete with integrated appliances, flowing into a bright and spacious lounge/dining area. Double doors open onto the well-maintained rear garden with partial patio and turf, perfect for entertaining, with a charming brick-built BBQ for summer gatherings. Upstairs, the first-floor hosts two generously sized double bedrooms and a sleek family bathroom suite. A separate door on the landing leads to the impressive principal bedroom, occupying the entire top floor, boasting built-in wardrobes and a stylish three-piece en-suite for added privacy.

Safety and comfort are paramount when it comes to a family home. Augusta Park has a growing community centre, YMCA Nursery, Sports Pavilion and Endeavour Primary School. You also have the Local Co-Op on your doorstep making your daily shopping more accessible than ever. The community feel and family home gives you your ideal space to unwind after a long day and reset as a family.

To the front, the home enjoys a peaceful outlook over a green space, offering a sense of serenity and an attractive setting. This is a superb opportunity to own a move-in ready home in one of Andover's most desirable neighbourhoods.



## Accommodation

### Cloakroom

### Lounge / Diner

10' 8" x 15' 8" (3.25m x 4.78m)

Double doors leading to the rear garden.

### Kitchen

9' x 11' 2" (2.74m x 3.40m)

A range of wall / base mounted units, gas hob, double oven, fridge / freezer, stainless steel sink with drainer, dishwasher and extractor.

### Bedroom One

15' 8" x 17' 2" (4.78m x 5.23m)

Large principal bedroom, high ceilings with lots of natural light.

### Ensuite

3-piece bathroom suite, skylight window and extractor.

### Bedroom Two

10' x 15' 8" (3.05m x 4.78m)

Large double bedroom.

### Bedroom Three

9' 7" x 8' 6" (2.92m x 2.59m)

### Bathroom

3-piece bathroom suite.

### Outside

The property has two allocated parking spaces, and the rear garden is laid to lawn with a brick bbq.



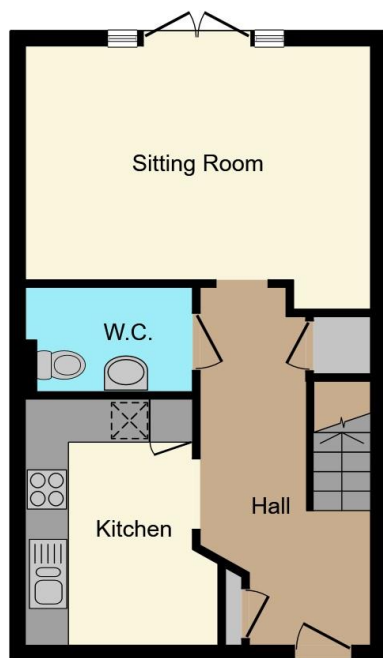








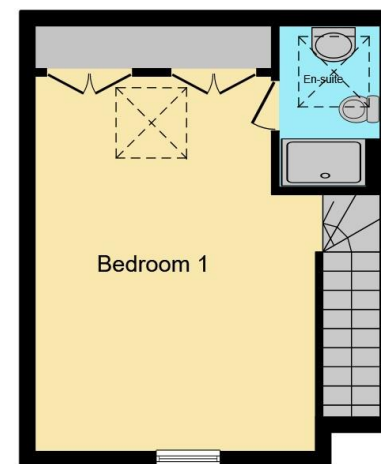




**Ground Floor**



**First Floor**



**Second Floor**

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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