



2 Alder Road

Andover, SP11 6YZ

Asking Price £380,000



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Ashwells are delighted to present this stylish three bedroom semi detached house, perfectly situated in the popular Augusta Park development, close to open countryside. Constructed in 2020 and still covered by the NHBC warranty, this modern property offers spacious living across three floors with premium upgrades throughout.

Key Features

- Three bedrooms, including a luxurious master suite occupying the entire top floor
- Bright kitchen/dining room with modern appliances
- Spacious living room with French doors leading to the garden
- Two first floor double bedrooms
- Family bathroom plus a convenient ground floor cloakroom
- Low maintenance south facing garden with patio and direct access to parking and garage
- Rear allocated parking with space in front of the garage
- Upgraded to a high specification beyond the standard build

This home provides an exceptional blend of modern comfort and a tranquil setting. Viewing is highly recommended to appreciate the quality, space, and location. Contact Ashwells today to arrange a viewing.

Front Approach

A convenient pathway runs alongside the semi-detached houses, leading from the rear to the front of the property. The front entrance is framed by a small, low maintenance garden, bordered by elegant wrought iron fencing. You are welcomed through a front door, set beneath a charming canopy porch. Parking is located at the rear of the property, offering easy access to the front of the garage.

Entrance Hallway

The entrance hallway welcomes you with stairs leading to the first floor. It features porcelain flooring with a practical understairs storage space, as well as a built in storage cupboard housing the media hub and Yale alarm controls. The consumer unit is also neatly tucked away. Doors provide access to the kitchen, downstairs W/C, and the living room.

Kitchen

The kitchen boasts a front facing window, flooding the space with natural light. It features elegant porcelain floor tiles and a range of eye and base level cupboards and drawers, complemented by sleek marble work surfaces. The kitchen is equipped with a built in double oven, an inset gas hob with a matching marble splashback, and an extractor fan overhead. It also includes an inset one and a half bowl

sink with drainer, along with integrated appliances such as a dishwasher, fridge freezer, and washer dryer. A cupboard houses the wall mounted gas combi boiler, ensuring efficient heating and hot water.

Cloak Room

The cloakroom features durable porcelain tiles, a close coupled WC, and a pedestal hand wash basin with tiled splash back and light up mirror in this practical and well designed space.

Living Room

This spacious and bright living room, featuring window to the side aspect and French doors at the rear, flanked by full height glazing on either side, allowing ample natural light to flood the space. A radiator ensures warmth, and an internal door provides access to the hallway. The room offers a comfortable and airy atmosphere, ideal for relaxation and entertaining.

Bedroom One

A generously sized, rear facing double bedroom featuring two windows to rear aspect. The room is kept warm by a radiator and provides a comfortable, well appointed living space.

Bathroom

The bathroom features stylish tiled flooring and includes a panelled bath with a fully tiled enclosure and a shower overhead. It is equipped with a close coupled WC, a pedestal hand wash basin, and a heated towel rail for added comfort. Additionally, a wall mounted, eye level bathroom mirror.

Bedroom Two

This front facing double bedroom is well appointed and features a radiator for heating. It offers a cozy and inviting atmosphere, perfect for guests, family or as a home office.

Master Bedroom

This expansive master bedroom suite occupies the entire second floor, offering a luxurious and private retreat. It features a dormer window at the front and a Velux window to the rear, flooding the room with natural light. The suite includes a radiator for warmth.

Master Bedroom Ensuite

The ensuite shower room features a rear facing Velux window, filling the space with natural light. It has vinyl flooring and a spacious double walk in shower cubicle with an electric shower installed. The room includes a close coupled WC, a pedestal hand wash basin, and a heated towel rail for added comfort. A wall mounted, eye level bathroom mirror.

Rear Garden

The property boasts a beautifully landscaped, south facing rear garden designed to an exceptional standard. A patio area directly adjacent to the house creates an ideal space for outdoor dining and relaxation. A pathway along one side leads to gated rear access, providing direct entry to the parking area and garages. The remainder of the garden is laid with low maintenance artificial lawn, ensuring ease of upkeep. Additionally, an external tap is conveniently installed for gardening and outdoor use.

Parking & Garage

The property benefits from a rear single garage with an allocated parking space directly in front, providing convenient and secure parking.

Security System

A Yale security and fire system has been installed, featuring sensors on all downstairs windows and doors, ensuring enhanced safety and peace of mind for residents. This comprehensive system adds a valuable layer of protection to the property.

This home provides an exceptional blend of modern comfort and a tranquil setting. Viewing is highly recommended to appreciate the quality, space, and location.

Local Amenities

Schools, nursery, and Co-op convenience store
Fast food outlets for quick dining options
East Anton Sports Ground and Harmony Woods Nature Reserve for outdoor activities
Close proximity to Finkley Down Farm Park for family fun
Nearby village of Smannell with a welcoming public house

Location

Situated on Alder Road on the sought after Augusta Park development, this property benefits from a prime location near both town amenities and open countryside. Andover offers a range of leisure facilities, including the Andover Leisure Centre, which offers a gym, fitness classes, swimming pools, and a sports hall. The town also has a cinema, The Lights Theatre, a bowling alley, and various pubs and restaurants.

Andover's mainline station offers direct access to London Waterloo in just over an hour. The nearby A303 provides excellent road links to London and the West Country.

Enjoy the perfect balance of modern convenience and countryside charm in this vibrant Andover location.

Tenure & Service

Tenure: Freehold

Annual Service Charge: £270.00, payable to First Port Management Company

Utilities: Mains water, drainage, electricity, and gas are connected

Heating: Gas fired central heating to radiators

This property offers the benefits of freehold ownership, along with modern utilities and efficient heating throughout.



Road Map



Hybrid Map



Terrain Map



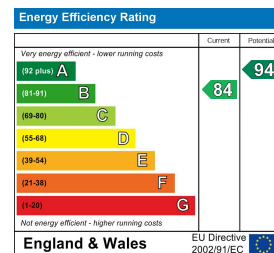
Floor Plan



Viewing

Please contact Ashwells on 01264 710776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.