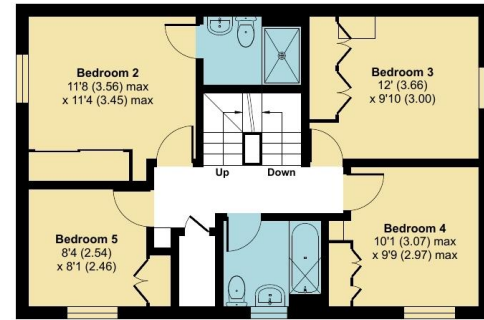


Fuller Way, Andover, SP11

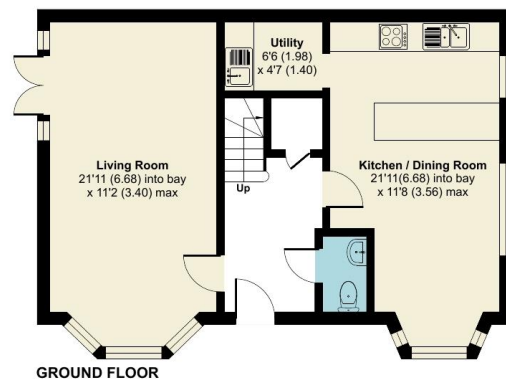
Approximate Area = 1700 sq ft / 157.9 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1895 sq ft / 176 sq m
For identification only - Not to scale



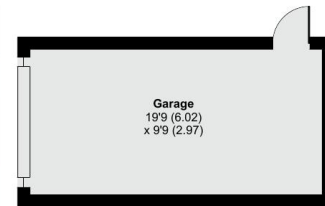
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



GARAGE

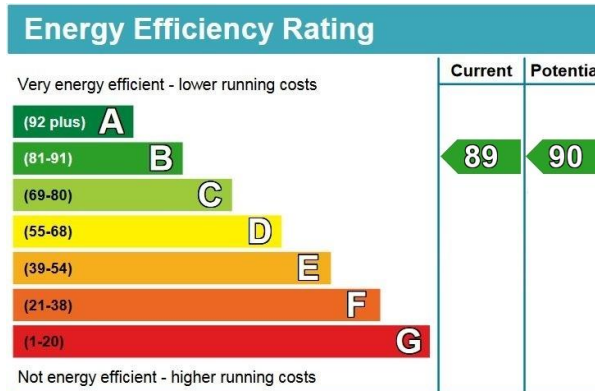


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1074049



Fuller Way, Andover

Guide Price £500,000 Freehold



- Hallway
- Sitting Room
- Utility Room
- 4 Further Bedrooms
- Garage & Driveway

- Cloakroom
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Enclosed Garden

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION: This detached house located on the Saxon Heights development enjoys a pleasant outlook to the side over a green. Built in 2016 it benefits from the remainder of the NHBC. The accommodation, which is arranged on three floors, has been extended and improved by the current owner and comprises hallway, cloakroom, sitting room, kitchen/dining room, utility room, four first floor bedrooms (one with an ensuite shower room) and a bathroom whilst there is a stunning master bedroom suite with walk-in wardrobe and ensuite bathroom on the top floor. Outside there is driveway parking leading to a garage and an enclosed rear garden with a covered patio area.

LOCATION: The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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.

ACCOMMODATION: Front door into:

HALLWAY: Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM: WC and wash hand basin.

SITTING ROOM: Bay window to front and French doors to garden with plantation blinds.

KITCHEN/DINING ROOM: Kitchen area with window to side with plantation blinds. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and double oven below. Integral dishwasher and fridge/freezer, cupboard with wall mounted boiler. Open access to dining area with bay window to front and window to side with plantation blinds.

UTILITY ROOM: Eye and base cupboards with work surface over and inset stainless steel sink with drainer. Space and plumbing for washing machine.

FIRST FLOOR LANDING: Stairs to second floor, airing cupboard with hot water tank and shelving. Doors to:

BEDROOM 1: Window to side and fitted wardrobe cupboard. Door to:

ENSUITE SHOWER ROOM: Double shower cubicle, wash hand basin and WC. Extractor fan.

BEDROOM 3: Window to side and fitted wardrobe cupboard..

BEDROOM 4: Window to front and fitted wardrobe cupboard.

BEDROOM 5: Window to front and fitted wardrobe cupboard.

BATHROOM: Window to front. Panelled bath with shower over, wash hand basin and WC.

SECOND FLOOR LANDING: Space and plumbing for washing machine or tumble drier. Door to:

MASTER BEDROOM: Double aspect with far reaching views. Arch to walk-in wardrobe with hanging rails, drawers, shelves and mirror with light. Door to:

ENSUITE BATHROOM: Window to rear. Panelled bath with shower attachment, separate shower cubicle, vanity unit with two wash hand basins with de-mist touch light mirrors, WC and heated towel rail.

OUTSIDE: To the rear of the property there is a driveway offering parking for two cars and access to **GARAGE** with up and over door, power, light and side door to garden.

GARDEN: Fully enclosed with wall and fencing and gate to front. Covered patio area adjacent to the house with outside tap and power. The remainder is laid to lawn with shrub borders.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. The solar panels are owned by the vendor and generate an income and a contribution to the energy bills.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

