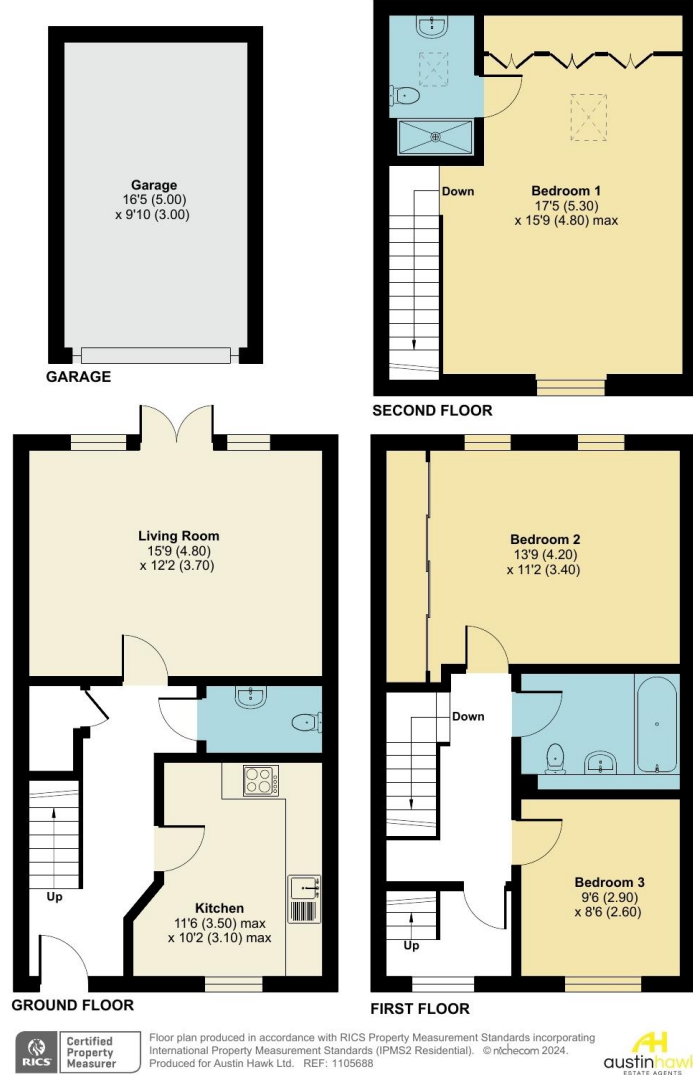


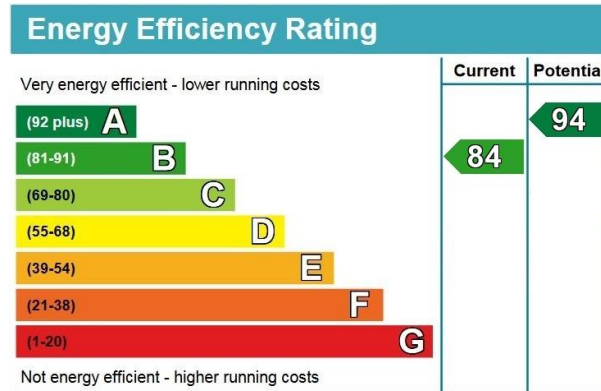
Arena Close, Andover, SP11

Approximate Area = 1196 sq ft / 111.1 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 1357 sq ft / 126 sq m
For identification only - Not to scale



Arena Close, Andover

Guide Price £379,950 Freehold



- Entrance Hallway
- Living Room
- Master Bedroom Suite
- Family Bathroom
- Attractive Low Maintenance Garden
- Kitchen/Dining Room
- Cloakroom
- Two Further Double Bedrooms
- Driveway and Garage with Power
- Close to Amenities

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
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: Immaculately presented throughout, this three-bedroomed semi-detached house contains a host of upgrades over and above what is the standard specification. Located close to open countryside within the popular Augusta Park development, the property benefits from driveway parking for two vehicles in front of a garage complete with power, lighting and its own loft space. Constructed in 2016 and still within its NHBC Warranty, the accommodation, which is arranged over three floors is deceptively spacious and comprises entrance hallway, kitchen/dining room, cloakroom, living room, two first floor double bedrooms serviced by a family bathroom and a master bedroom suite occupying all of the second floor. Outside to the rear is a recently landscaped, low maintenance, attractive garden with direct access to the driveway and a garage with an electric roller door. Viewing is highly recommended to fully appreciate the quality that this property offers along with the spaciousness and the location.

LOCATION: 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. The property can be found on Arena Close, a cul-de-sac off Riverside Close on the northernmost edge of the Augusta Park development. The location has many local amenities close by including schools, a nursery, a Co Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also close by. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

OUTSIDE: A path leads from Arena Close itself through a small, low maintenance garden bordered by wrought iron fencing to the front door, under a canopy porch. The driveway is located at the end of one side of the property plot with access to the front of the garage which has power, lighting and an electric up and over roller door.

ENTRANCE HALLWAY: Stairs to first floor. Understairs storage space and door to built-in downstairs storage cupboard housing media hub. Consumer unit. Lead glazed internal door to:

KITCHEN/DINING ROOM: Window to front. Large polished ceramic floor tiles. Range of eye and base level cupboards and drawers with solid Oak worksurfaces and matching upstands over. Inset one and a half bowl composite sink and drainer. Inset Induction hob with extractor over, glass splashback and double ovens/grill below. Integral dishwasher, space for fridge freezer, space and plumbing for washing machine. Cupboard housing wall mounted gas combi boiler. Space for dining. Radiator.

CLOAKROOM: Vinyl flooring with decorative wall tiles. Close coupled WC, pedestal hand wash basin and radiator.

LIVING ROOM: Good-sized, light and airy, south-facing living room with French Doors to the rear with full height glazing to either side. Blackout roller blind. Radiator. Bevelled glazed internal door to hallway.

FIRST FLOOR LANDING: Window to front and stairs to second floor. Radiators. Door to:

BEDROOM TWO: Good-sized, rear aspect double bedroom. Wall to wall fitted wardrobe storage with mirrored doors. Radiator.

BEDROOM THREE: Front aspect double bedroom. Radiator. Currently used as office space.

FAMILY BATHROOM: Vinyl flooring. Panelled bath with fully tiled bath enclosure and shower over. Close coupled WC, pedestal hand wash basin and heated towel rail. Wall mounted, eye-level, bathroom cabinet

MASTER BEDROOM SUITE: Occupying all of the second floor, dormer window to the front and velux window to the rear. Wall to wall fitted wardrobe storage, door to eaves storage cupboard. Radiator. Loft access. Door to:

ENSUITE SHOWER ROOM: Velux window to the rear. Newly fitted vinyl flooring. Double walk-in shower cubicle with newly installed shower system, close coupled WC, pedestal hand wash basin and heated towel rail. Wall mounted, eye-level bathroom cabinet.

REAR GARDEN: Fully landscaped in recent years to a very high standard. Patio adjacent to the rear of the property. Path to one side leading to gated rear access directly to the driveway and garage. The remainder of the garden is laid to artificial lawn with retaining sleepers forming a mature, raised herbaceous border with ornamental trees and shrubs. External tap.

TENURE & SERVICES: Freehold. Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators.

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.

