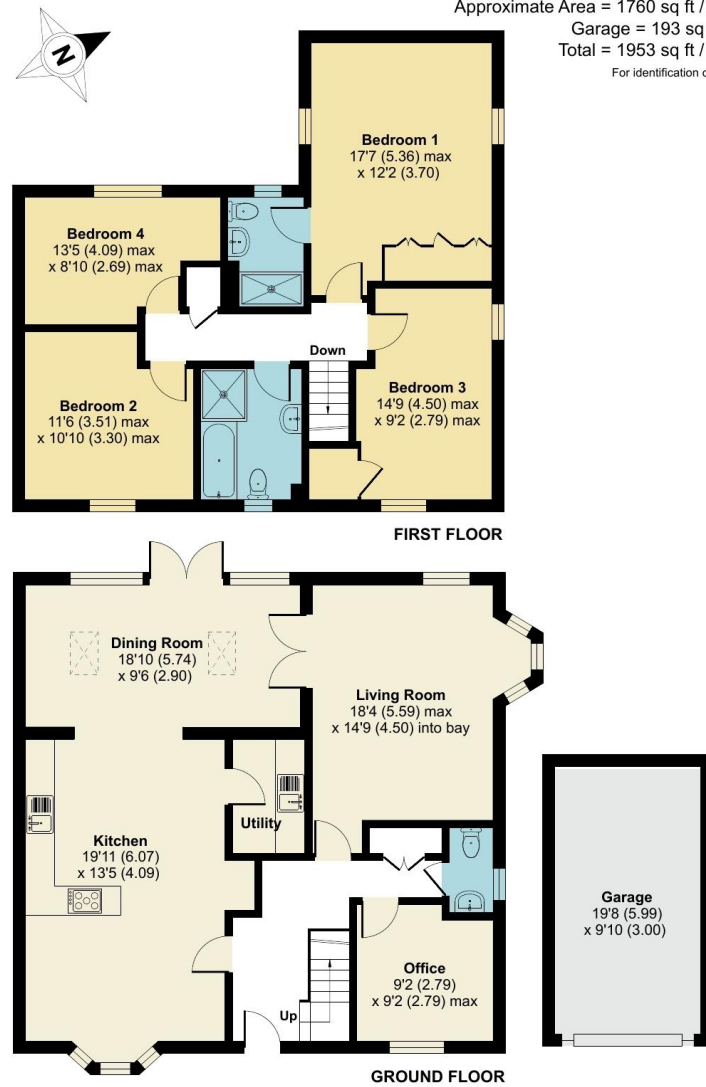


Tolme Way, Picket Piece, Andover, SP11

Approximate Area = 1760 sq ft / 163.5 sq m
 Garage = 193 sq ft / 18 sq m
 Total = 1953 sq ft / 181.4 sq m
 For identification only - Not to scale

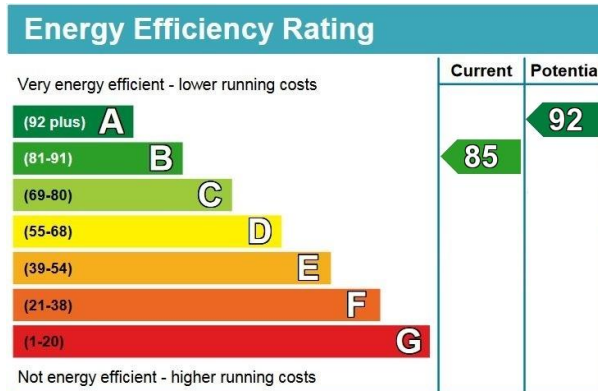


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1109966



Tolme Way, Picket Piece

Guide Price £550,000 Freehold



- Kitchen/Family Room
- Dining Room
- Study
- 3 Further Double Bedrooms
- Garage & Driveway

- Cloakroom & Utility Room
- Living Room
- Master Bedroom Suite
- Bathroom
- Attractive 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.



DESCRIPTION: Constructed in 2017 by David Wilson, this substantial, detached, house is located on the edge of the Locksbridge Park development enjoying an outlook over a green area to the front. The well-presented accommodation comprises entrance hall, study, living room, kitchen/family room with open access to a spacious dining room, utility room, cloakroom, master bedroom with ensuite shower room, three further double bedrooms and a bathroom. Outside there is driveway parking leading to a garage and an attractive garden to the rear with a covered patio and a raised decking area with ponds.

LOCATION: Tolme Way can be found on the southern side of the Locksbridge Park development within Picket Piece to the east of Andover. The Picket Piece Commercial Centre offers a Post Office, and a convenience store can be found in the heart of the Picket Piece development on Locksbridge Road. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a short distance away as is the popular Finkley Down Farm Park. Locksbridge Road is also a bus route providing access to and from Andover's town centre.

ACCOMMODATION: Canopy porch with front door into:

ENTRANCE HALL: Stairs to first floor, cloaks cupboard and doors to:

CLOAKROOM: Window to side. WC and wash hand basin.

STUDY: Window to front.

LIVING ROOM: Bay window to side and window to rear. Double doors to:

DINING ROOM: Windows and French doors to rear. Skylights and open access to:

KITCHEN/FAMILY ROOM: Bay window to front. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset six ring gas hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer, cupboard with wall mounted boiler, family area and door to:

UTILITY ROOM: Cupboard with work surface over and inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING: Loft access, airing cupboard and doors to:

MASTER BEDROOM: Double aspect. Fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to rear. Double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2: Double aspect with fitted cupboard.

BEDROOM 3: Window to front.

BEDROOM 4: Window to rear.

BATHROOM: Window to front. Panelled bath, separate shower cubicle, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there are shrubs with a path to the front door. A block paved driveway to the side offers parking and access to the GARAGE with up and over door, power, light and door to garden.

REAR GARDEN: Attractive garden with a partly covered patio area adjacent to the house. There is a further decked seating area with ponds, a lawn and raised shrub beds. A gate leads to the driveway.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. gas 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.

