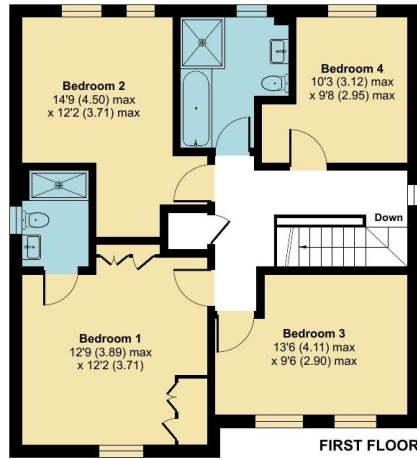
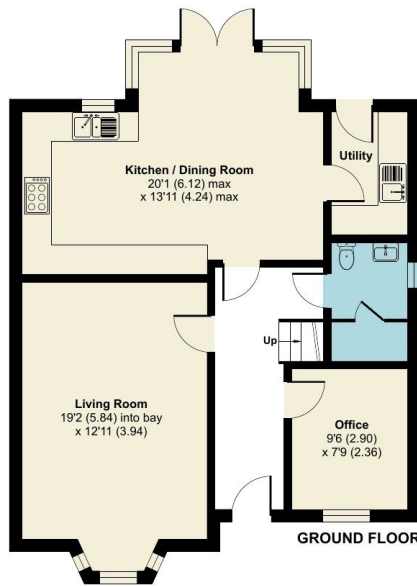


Tolme Way, Andover, SP11

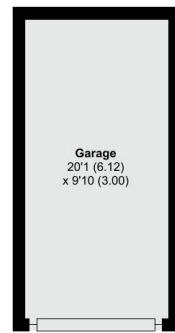
Approximate Area = 1499 sq ft / 139.2 sq m
 Garage = 195 sq ft / 18.1 sq m
 Total = 1694 sq ft / 157.3 sq m
 For identification only - Not to scale



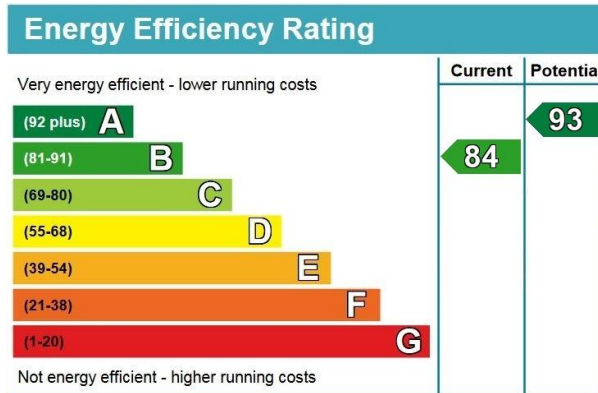
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1116857



Tolme Way, Picket Piece

**Offers in Excess of £515,000
Freehold**

- Hallway & Cloakroom
- Study
- Utility Room
- 3 Further Bedrooms
- Garage & Driveway
- Sitting Room
- 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.

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DESCRIPTION: Tucked away in the corner of a private drive of only two houses overlooking a green area, this detached house, which was built in 2017 by David Wilson, is offered for sale with no onward chain. The spacious and well presented accommodation comprises hallway, cloakroom, study, sitting room, kitchen/dining room, utility room, master bedroom with ensuite shower room, three further double bedrooms and a bathroom. Outside there is an area of lawn with shrubs and a path to the front door. A driveway to the side offers parking, access to the garage and a gate to the enclosed rear garden.

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: Front door into:

HALLWAY: Spacious hallway with stairs to first floor and doors to:

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

STUDY: Window to front with plantation blinds.

SITTING ROOM: Bay window to front with plantation blinds.

KITCHEN/DINING ROOM: Window to rear. Contemporary 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 eye level double oven. Integral dishwasher and fridge/freezer. Open aspect to DINING AREA with windows and French doors to garden with plantation blinds. Door to:

UTILITY ROOM: Door to rear garden. Eye and base level cupboards with work surface over and inset stainless steel sink with drainer. Integral washing machine, space for tumble drier and cupboard with wall mounted boiler.

FIRST FLOOR LANDING: Galleried landing with window to side, loft access, airing cupboard and doors to:

MASTER BEDROOM: Window to front with plantation blinds. Two sets of wardrobe cupboards and door to:

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

BEDROOM 2: Windows to rear with plantation blinds and far reaching views.

BEDROOM 3: Windows to front with plantation blinds.

BEDROOM 4:
Window to rear with plantation blinds and views.

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

OUTSIDE: To the front there is an area of lawn with shrubs and a path to the front door. A driveway at the side offers parking for two cars, an electric car charging point, a gate to the rear garden and access to:

GARAGE: Single garage with up and over door, power and light.

REAR GARDEN: Fully enclosed with a wall and fencing with a patio area adjacent to the house. The remainder is laid to lawn extending to the side of the house with raised planters.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

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.

