

Picket Twenty Way, Andover, SP11

Approximate Area = 1140 sq ft / 105.9 sq m
 Garage = 197 sq ft / 18.3 sq m
 Total = 1337 sq ft / 124.2 sq m
 For identification only - Not to scale

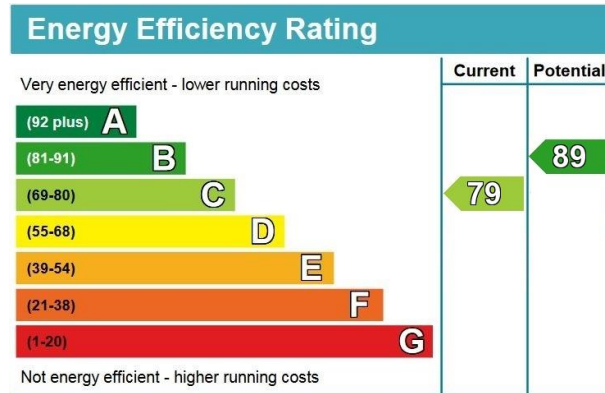


RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1122734



Picket Twenty Way, Andover

Guide Price £330,000 Freehold



- Open Plan Living/Kitchen/Dining Room
- Master Bedroom Suite
- Family Bathroom
- Allocated Parking & Garage
- Cloakroom
- Four Further Bedrooms
- Low Maintenance Rear Garden
- 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.

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DESCRIPTION: Deceptively spacious throughout, this five-bedroomed, terraced house is located on the popular Picket Twenty development and benefits from proximity to local amenities and open countryside along with excellent access to the A303. The well-presented accommodation is arranged over three floors with the space available offering the potential to be the perfect family home. The property comprises an open-plan themed ground floor incorporating a generous sized living/dining room with the open plan flow continuing into a rear aspect kitchen. There is also a ground floor cloakroom whilst the first floor provides a master bedroom suite and a second double bedroom with Juliet balcony. The second floor comprises a further three bedrooms, all serviced by a family bathroom. Outside, there is a practical, low maintenance garden to the rear with gated access to two allocated parking spaces and a garage.

LOCATION: Picket Twenty Way traverses the Picket Twenty development which borders Harewood Forest with access to public footpaths nearby. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store, Urban Park and sports pitches. Andover itself 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.

OUTSIDE: The property fronts on to Picket Twenty Way, bordered by mature hedging and wrought iron fencing. A path leads to the front door under a canopy porch. There is vehicular access to one side of the terrace, leading to the allocated parking and garage to the rear of the property.

OPEN PLAN LIVING/KITCHEN/DINING ROOM: Dual aspect open plan living space with the living room arranged with a front aspect including stairs to the first floor and a door to a built-in, understairs storage cupboard. The dining room occupies the rear of this open plan space with French doors opening out into the rear garden. Open plan to the kitchen with window to the rear. The kitchen comprises a range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with extractor over and double oven/grill below. Integral fridge freezer. Space and plumbing for washing machine and dishwasher.

CLOAKROOM: Access from the living room with a front aspect. Close coupled WC, pedestal hand wash basin and radiator.

FIRST FLOOR LANDING: Door to built-in storage cupboard. Radiator. Stairs to second floor.

MASTER BEDROOM SUITE: Windows to the rear. Double doors to built-in wardrobe cupboard. Radiator. Door to:

ENSUITE SHOWER ROOM: Double walk-in shower enclosure. Close coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO: Front aspect double bedroom with French doors opening in with a Juliet balcony. Recess space for wardrobe storage. Radiator.

BEDROOM THREE: Second floor double bedroom with windows to the rear. Radiator.

BEDROOM FOUR: Second floor bedroom with window to front. Radiator.

BEDROOM FIVE: Second floor bedroom with window to front. Loft access. Radiator. Currently used as an office.

FAMILY BATHROOM: Panelled bath with shower over. Close coupled WC, pedestal hand wash basin and radiator.

REAR GARDEN: Patio adjacent to the rear of the property with pea shingle hard standing alongside. A path leads along one side of the garden with a central lawned area bordered by a retaining wall forming raised flower beds. The retaining wall encloses a separate patio area. Gated rear access with two allocated parking spaces directly behind the rear garden with a garage opposite.

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.

