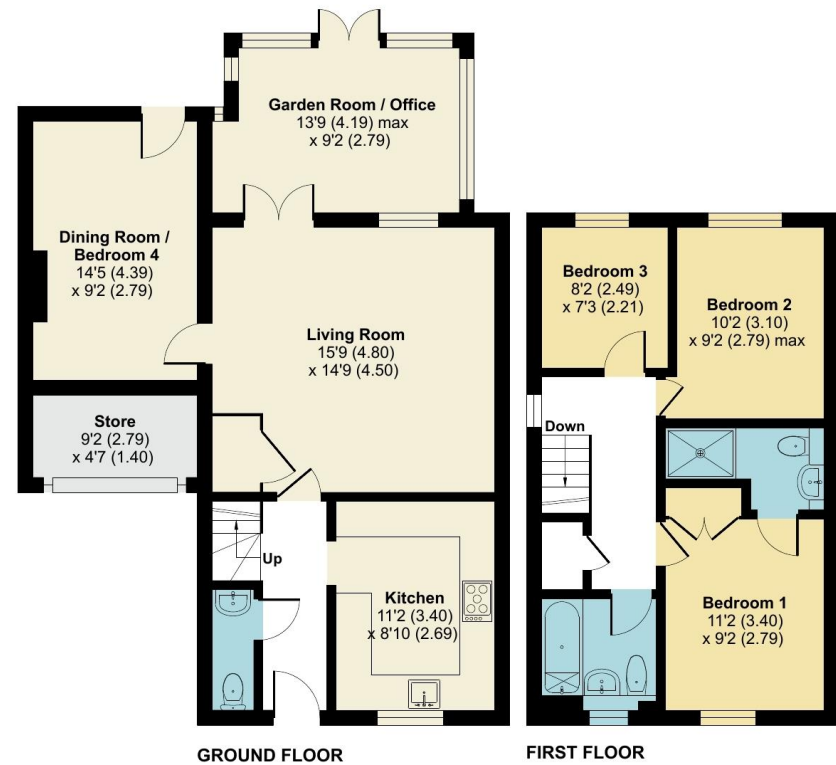


Topaz Drive, Andover, SP10

Approximate Area = 1122 sq ft / 104.2 sq m
 Outbuilding = 42 sq ft / 4 sq m
 Total = 1164 sq ft / 108.1 sq m
 For identification only - Not to scale

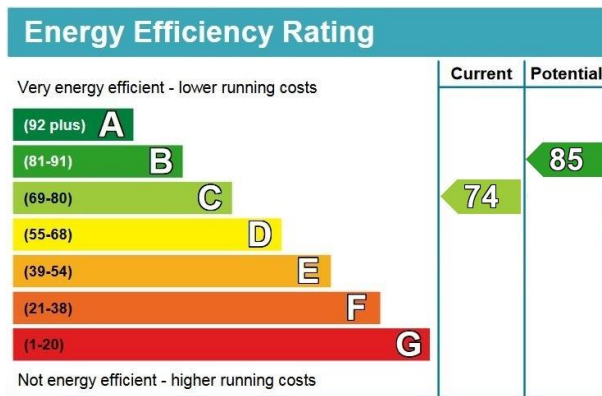


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1125752



Topaz Drive, Andover

Guide Price £360,000 Freehold



- Kitchen & Living Room
- Dining Room/Bedroom Four
- Master Bedroom Suite
- Family Bathroom
- Close to Schools & Amenities

- Office/Garden Room
- Cloakroom
- Two Further Bedrooms
- Gardens & Driveway Parking
- Close to Mainline Railway Station

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: Set in a prime location close to a host of numerous amenities including excellent proximity to schools, this modern, end of terrace family home was constructed as recently as 2002 and benefits from enhancements undertaken by the current owners to provide additional living space. The well-presented accommodation comprises a ground floor, entrance hallway, cloakroom, kitchen, living room, garden room/office and a dining room/bedroom four which occupies the rear of the original attached garage space. The front of the original garage is still available as a storage room. The first floor provides a master bedroom suite, two further bedrooms and a family bathroom. Outside, the property has a low maintenance rear garden, whilst to the front, there is driveway parking in front of the original garage.

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre as well as numerous nearby notable tourist attractions. 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. Topaz Drive can be found off The Drove, just north of its junction with Weyhill Road, the original route west out of Andover. The location is close to many local amenities including both primary and secondary schools, convenience stores, fruit & veg retailer, various fast-food outlets, a supermarket, a renowned bakery and fish and chip shop. Andover's mainline railway station is a short distance away as is the hospital and Charlton village with a host of further local amenities.

OUTSIDE: The property is in a quiet corner of a cul-de-sac within Topaz Drive with the frontage including the tarmac driveway to one side of the property in front of the original attached garage. The garage up and over door provides access to what is now a storage room. There is a path to one side of the garage building providing access into the rear garden whilst a path leads through a lawned front garden to the front door, under a canopy porch.

ENTRANCE HALLWAY: Stairs to first floor. Radiator, door to:

CLOAKROOM: Window to front. Close coupled WC, pedestal hand wash basin and heated towel rail. Consumer unit.

KITCHEN: Front aspect kitchen, installed in 2020. Tiled flooring. Range of eye and base level cupboards and drawers with worksurfaces and matching upstands over. Inset stainless steel sink, inset five burner gas hob with filter extractor over and decorative glass splashback. Eye level, built-in microwave and oven/grill. Space for American style fridge freezer, integral dishwasher and washing machine. Plinth level combination heater/cooler. Cupboard housing wall mounted Worcester Greenstar gas boiler.

LIVING ROOM: Window to the rear. Wall mounted, feature electric fire. French doors to the rear opening into:

OFFICE/GARDEN ROOM: Double glazed to the sides and the rear with French doors opening out to the rear garden and including clerestory windows to one side. Fixed blinds. Triple glazed roof to form a vaulted ceiling with down-lighting. Radiator.

DINING ROOM/BEDROOM FOUR: External door accessing the rear garden and an internal door from the living room. Converted from the original garage space to provide either a dining room or an additional double bedroom. Loft access and radiator.

LANDING: Door to built-in airing cupboard housing hot water cylinder. Loft access.

MASTER BEDROOM SUITE: Window to the front. Double doors to built in wardrobe cupboard. Radiator. Door to:

ENSUITE SHOWER ROOM: Shower enclosure with electric power shower. Close coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO: Double bedroom with window to the rear. Radiator.

BEDROOM THREE: Window to the rear. Radiator.

FAMILY BATHROOM: Window to the front. Panelled bath with mixer shower attachment. Close coupled WC, pedestal hand wash basin and radiator.

REAR GARDEN: Paving adjacent to the rear of the property extending to a path leading to a garden shed on hard standing and then gated access to the side of the property. Patio occupying one corner of the garden with the remainder laid to lawn with mature shrub and limestone chipped borders. External tap and external power socket.

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.

