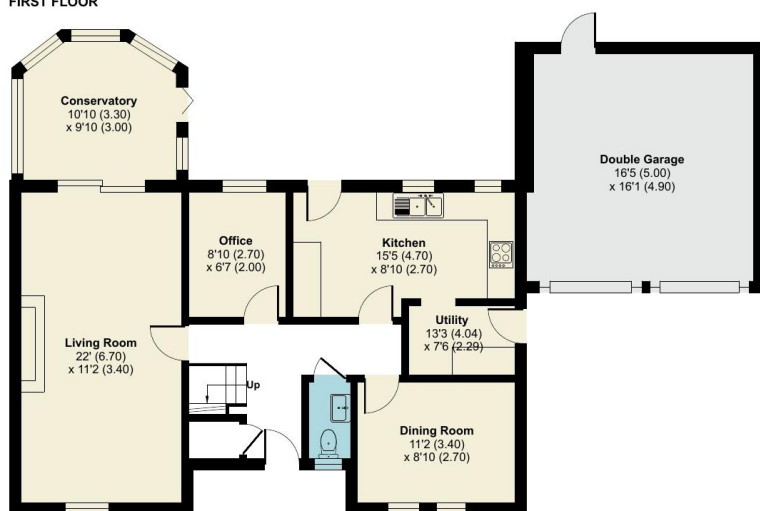


Borkum Close, Andover, SP10

Approximate Area = 1871 sq ft / 173.8 sq m
Garage = 259 sq ft / 24 sq m
Total = 2130 sq ft / 197.8 sq m
For identification only - Not to scale



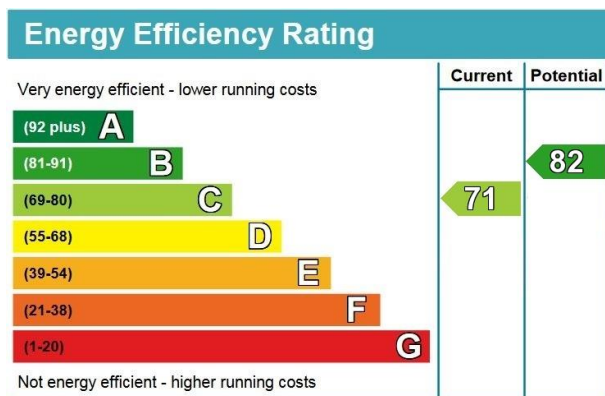
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1126259





Borkum Close, Andover

Guide Price £630,000 Freehold



- No Onward Chain
- Kitchen/Breakfast Room
- Master Bedroom Suite
- Family Bathroom
- Generous Driveway Parking

- Living Room & Dining Room
- Utility Room & Cloakroom
- Four Further Double Bedrooms
- Attached Double Garage
- Attractive Low Maintenance 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.



Available to the property market with No Onward Chain, this substantial, five-bedroomed detached home has a cul-de-sac location on the edge of the popular Saxon Fields development. Benefitting from generous, private driveway parking and an attached double garage, the property itself, immaculately presented throughout, comprises a ground floor with entrance hallway, cloakroom, living room, dining room, study, open-plan kitchen/breakfast room, utility room, and a conservatory. The first floor offers a substantial, dual-aspect master bedroom suite, four further double bedrooms and a family bathroom. Outside to the rear there is a private, attractive, low maintenance, mature garden with a covered seating area.

The property frontage, bordered by a curved eye-level brick wall to one side and mature Hornbeam trees to the front, is set aside for generous, block paved driveway parking. The attached double garage, with up and over doors sits to one side of the property, along with gated side access to the rear garden. Beyond the front door, a welcoming entrance hallway complete with Karndean flooring provides access to the cloakroom and two front-aspect reception rooms; firstly, the dining room on one side of the hallway and also a generous living room, complete with inset, glass fronted, living flame gas fire set on a granite hearth. At the rear of the living room are patio doors opening out into a modern conservatory with tiled flooring and under-floor heating. Also on the ground floor are the study alongside the kitchen/breakfast room with an archway through to the utility room.

On the first floor, a light and airy galleried landing sits centrally and provides access to all five bedrooms and the family bathroom. The master bedroom suite, also light and airy with its dual aspect, is very spacious with extensive fitted wardrobe storage and a rear aspect ensuite shower room. The remaining four bedrooms are all doubles, and all have fitted or built-in wardrobe storage. The family bathroom includes a double, walk-in shower enclosure. A private, attractive, low-maintenance garden spans the rear of the property with a lawn and flower borders plus block paved patios linked to not only both sides of the garden, but also centrally, adjacent to the rear of the kitchen and the conservatory, complete with a fixed awning for all weather al-fresco dining.

The location alone has much to offer; Borkum Close can be found within the Saxon Fields development on the northern side of Andover off Saxon Way. The property occupies an elevated position on the edge of the development with the nearest convenience store just a few yards away, along with a children's playground, sports pitches and protected open green space. Saxon Fields is on a bus route providing easy access both to and from the town centre. Charlton village, with a host of its own local amenities including convenience stores, pub, church, veterinary practice plus Charlton Lakeside Leisure Park is a short distance away. Andover's mainline railway station is just beyond Charlton village whilst Anton Lakes Nature Reserve is also on the doorstep, bordering Saxon Fields. 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.

