

Sunflower Way, SP11
 Approximate Gross Internal Area = 84.5 sq m / 910 sq ft
 Approximate Garage Internal Area = 17.8 sq m / 192 sq ft
 Approximate Total Internal Area = 102.3 sq m / 1102 sq ft

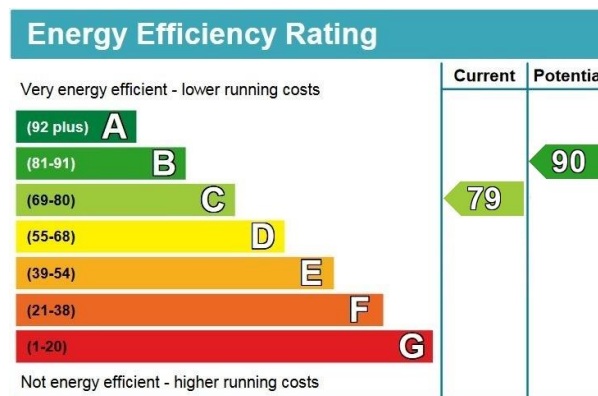


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Austin Hawk Ltd



Sunflower Way, Andover

Guide Price £0 Freehold



- **Kitchen/Dining Room**
- **Cloakroom**
- **Two Further Bedrooms**
- **Walk-in Wardrobe Storage**
- **Mature South Facing Rear Garden**

- **Dual Aspect Living Room**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Garage & Driveway Parking**
- **Close to Amenities & Open Countryside**

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: Potentially, the perfect first family home, this well presented three-bedroomed detached family home has an intelligent floorplan design that provides dual-aspect living accommodation on the ground floor. The location within the popular Augusta Park development to the north of Andover has much to offer with green space and open countryside on the doorstep along with many local amenities and proximity to schools. The accommodation comprises a good-sized kitchen/dining room, a dual-aspect living room, cloakroom, master bedroom suite with en-suite shower room, plus two further bedrooms, a family bathroom and a walk-in wardrobe accessed via the landing. Outside there is driveway parking directly in front of a garage whilst to the rear there is a low maintenance, mature, south facing rear garden.

LOCATION: Andover 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. Sunflower Way links Barley Road to Cheviot Road within the heart of the Augusta Park development, which boasts many local amenities including schools, a nursery, a Co-Op convenience store, fast food outlets and East Anton sports ground with Diamond Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

OUTSIDE: The property fronts on to Sunflower Way with a tarmac driveway in front of the garage to the right-hand side of the property. The garage has an up and over garage door, power and lighting, whilst there is gated side access from the driveway into the back garden. A short path leads to the front door of the property, under a pitched canopy porch, with low maintenance, gravelled borders to either side of the path, bordered by picket fencing.

OPEN-PLAN KITCHEN/DINING ROOM: Dual aspect, open-plan, kitchen/dining room with windows to the front and the rear. Karndean flooring. Fitted in 2019 and comprising a range of eye and base level cupboards and drawers with solid wood worksurfaces over including matching upstands. Inset ceramic sink and drainer, space for a range style cooker with extractor over and glass splashback. Space for an American style fridge freezer. Radiator. Space for dining.

HALLWAY: Stairs to first floor. Door to built-in, understairs storage cupboard with lighting housing consumer unit and media hub. Door to:

CLOAKROOM: Window to the rear. Close coupled WC, pedestal hand wash basin and radiator.

LIVING ROOM: Good sized, dual aspect living room with a bay window to the front and French doors accessing the rear garden. Radiator.

LANDING: Window to the front adjacent to the stairwell. Loft access. Radiator. Door to walk-in wardrobe with automatic lighting and power sockets.

MASTER BEDROOM SUITE: Double bedroom with a window to the front. Radiator. Door to:

ENSUITE SHOWER ROOM: Window to the rear. Tiled flooring. Walk in shower enclosure all newly installed during January 2024, close coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO: Double bedroom with a window to the front. Radiator.

BEDROOM THREE: Good-sized single bedroom with a rear aspect. Radiator.

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

REAR GARDEN: Mature, low maintenance, south-facing rear garden. A path spans the rear of the property linking the French doors from the living room to the gated side access to the driveway and front of the property. External tap. The remainder of the rear garden is laid to lawn with ornamental trees, flower and shrub borders.

TENURE & SERVICES: Freehold. Mains water, drainage, electricity and gas are connected. Gas fired 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.

