

Springfield Close, SP10
Approximate Gross Internal Area = 117.4 sq m / 1264 sq ft

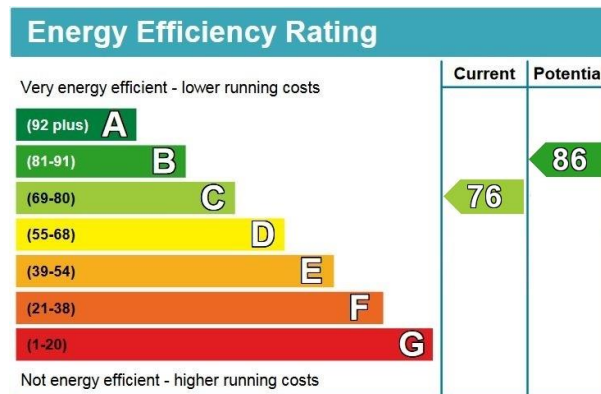


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Springfield Close, Andover

Guide Price £399,950 Freehold



- Entrance Lobby
- Cloakroom
- Master Bedroom
- Family Bathroom
- Practical Rear Garden

- Expansive Kitchen/Dining Room
- Sitting Room
- Three Further Bedrooms
- 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: Reconfigured during the last ten years, this four-bedroomed, terraced house is deceptively spacious with an intelligent layout. The property is located in a small cul-de-sac within an established and popular residential area close to schools and local amenities with open countryside to the rear along with the historic Ladies Walk. The well-presented accommodation comprises an entrance lobby, expansive, modern contemporary kitchen/dining room, cloakroom, sitting room, master bedroom with walk-in dressing room, three further bedrooms and a family bathroom. Outside to the front is a block paved driveway incorporating a decorative raised herbaceous border, whilst to the rear is a practical, terraced 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. Springfield Close can be found off London Road on the southern side of Andover. The property benefits from an excellent location within an established residential area which is not only close to schools catering for all ages, but also a local convenience store, public house and a supermarket, whilst remaining a short distance from Andover's town centre, as well as the historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley beyond.

OUTSIDE: The property is set back from the cul-de-sac which itself has ample communal parking. A block paved driveway in front of the property provides parking for at least three vehicles and includes a decorative, raised herbaceous border. The block paved driveway leads to the front door into:

ENTRANCE LOBBY: External door providing access to the rear garden. Space for shoe storage. Door to:

KITCHEN/DINING ROOM: Expansive, modern, contemporary open-plan kitchen/dining room with a front aspect. A range of eye and base level cupboards and drawers with solid wood worksurfaces over, matching upstands and subway tiled splashbacks. Matching island workstation incorporating a breakfast bar. Inset one and a half bowl stainless steel sink and drainer, inset induction hob with extractor over. Two built-in, eye-level oven/grills, built-in eye-level microwave oven and coffee maker. Integral dishwasher and washing machine and space for a fridge freezer. Door to built-in cloaks storage cupboard. Walk-in corner larder storage cupboard with access behind into a utility room with a solid wood worksurface over space and plumbing for a tumble dryer. Stairs to first floor and doors to:

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

SITTING ROOM: Good sized rear aspect sitting room with a window to the rear and French doors providing access to the rear garden. Radiator.

LANDING: Access to a boarded loft via a pull-down loft ladder. The loft houses a gas combi boiler installed during April 2023. Door to built-in storage cupboard. Radiator.

MASTER BEDROOM: Good-sized double bedroom with a window to the rear and views over the rear garden to open countryside and Ladies Walk. Radiator. Door to walk-in dressing room with a rear aspect and including built-in wardrobe storage.

BEDROOM TWO: Front aspect double bedroom. Double doors to built-in wardrobe cupboard. Radiator.

BEDROOM THREE: Front aspect double bedroom. Door to built-in wardrobe cupboard. Radiator.

BEDROOM FOUR: Single bedroom with a window to the rear. Double doors to built-in wardrobe cupboard. Radiator. Currently used as a TV room.

FAMILY BATHROOM: Window to the front. Panelled bath with a shower over and including a separate rainfall shower system. Concealed cistern WC, vanity hand wash basin with a cupboard below and a heated towel rail.

REAR GARDEN: Patio adjacent to the rear of the property with space for al-fresco dining. Retaining sleepers and steps up to an area of lawn with flower borders. To the back of the garden is a raised, tiled seating area with a garden shed.

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.

