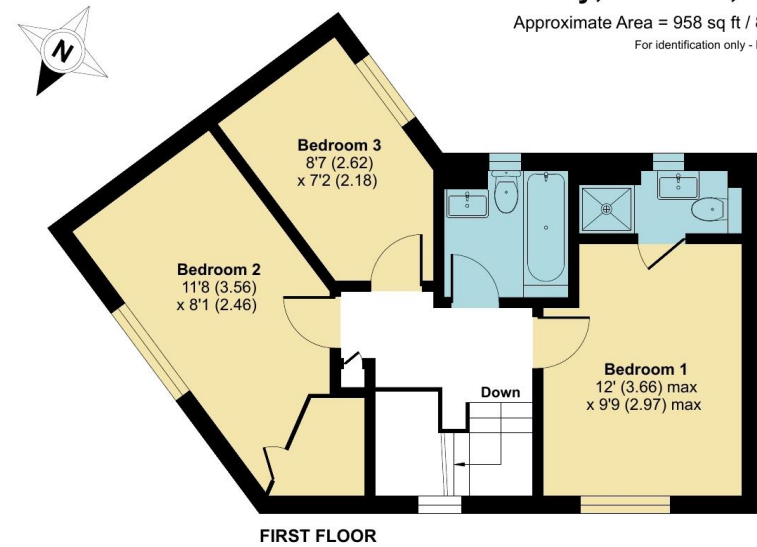
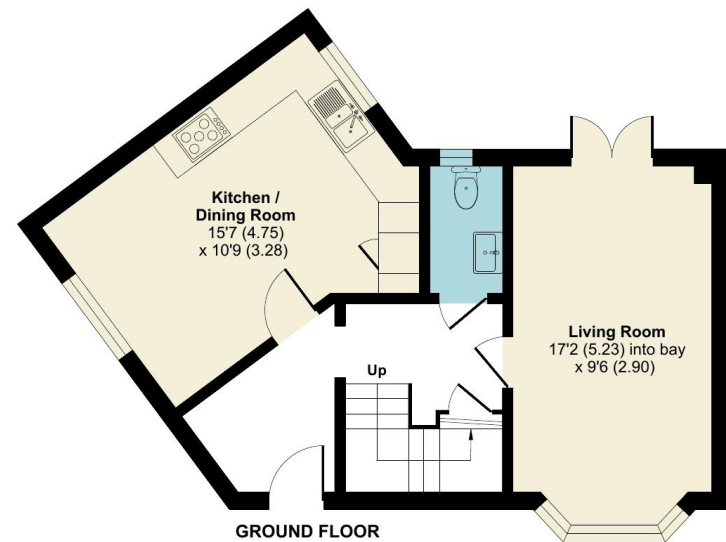


Sunflower Way, Andover, SP11

Approximate Area = 958 sq ft / 89 sq m
For identification only - Not to scale



FIRST FLOOR



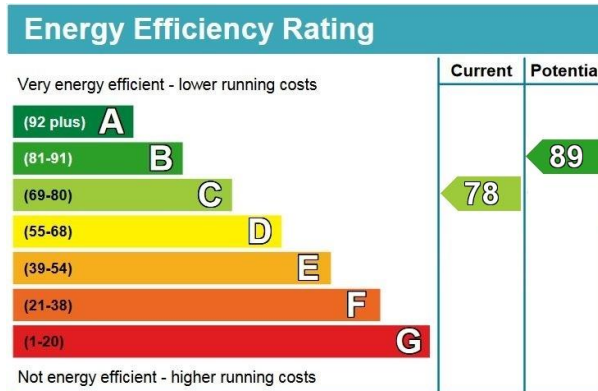
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1181769



Sunflower Way, Andover

Guide Price £340,000 Freehold



- Full Renovated Internally
- Open Plan Kitchen/Dining Room
- Cloakroom
- Two Further Double Bedrooms
- Garage & Driveway Parking

- Entrance Hallway
- Dual Aspect Living Room
- Master Bedroom Suite
- Family Bathroom
- South Facing 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.

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DESCRIPTION: *SOLD PRIOR TO ONLINE MARKETING* Fully renovated internally within the last two years to a high specification, this three-double-bedroomed, terraced house could potentially become the perfect first family home. Located within the popular Augusta Park development to the north of Andover, the property benefits from an intelligent layout with a light and airy theme thanks to dual aspect living accommodation on the ground floor. The location of the property has much to offer, with green space and open countryside on the doorstep along with many local amenities and proximity to schools. The well-presented accommodation comprises entrance hallway, open-plan, kitchen/dining room, dual-aspect living room, cloakroom, master bedroom suite with en-suite shower room, plus two further double bedrooms, and a family bathroom. Outside there is driveway parking directly in front of a garage and to the rear there is a practical south facing 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 frontage comprises a low maintenance garden area laid completely to limestone chippings, bordered by wrought iron fencing. The driveway to one side of the property sits in front of the attached garaged. A pathway leads to the front door under a pitched, canopied porch.

ENTRANCE HALLWAY: Stairs to first floor. Door to built-in, understairs storage cupboard housing media hub, electric meter and consumer unit. Radiators. Internal glazed door to:

OPEN-PLAN KITCHEN/DINING ROOM: Open-plan kitchen/dining room with the dining area occupying the front of the room, including a window to the front. The kitchen itself comprises a range of eye and base level cupboards and drawers with quartz worksurfaces over including matching upstands. Inset one and a half bowl stainless steel sink and drainer, inset five burner gas hob with extractor over and a glass splashback. Built-in, eye-level combination oven and oven/grill, integral fridge freezer, dishwasher and washing machine. Cupboard housing wall mounted gas combi boiler. Radiator.

CLOAKROOM: Window to the rear. Close coupled WC, vanity hand wash basin with cupboard storage below and heated towel rail.

LIVING ROOM: Dual aspect living room with a window to the front and French doors opening out to the rear garden. Radiator.

LANDING: Window to the front adjacent to the staircase. Door to built-in linen storage cupboard. Loft access.

MASTER BEDROOM SUITE: Window to the front, radiator and door to:

ENSUITE SHOWER ROOM: Window to the rear. Walk-in shower enclosure with rainfall shower system, concealed cistern WC, vanity hand wash basin with cupboard storage below and a heated towel rail.

BEDROOM TWO: Double bedroom with a window to the front. Radiator. Door to built-in, walk-in wardrobe with lighting.

BEDROOM THREE: Small double bedroom with a window to the rear. Radiator.

BATHROOM: Window to the rear. Fully tiled walls. Panelled bath with mixer shower attachment. Close coupled WC, vanity hand wash basin with two deep drawers below and a heated towel rail.

REAR GARDEN: An area of raised decking adjacent to the rear of the property. A path to one side of the garden area leads to an area of hard standing with the remainder laid to artificial lawn. External tap.

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.

