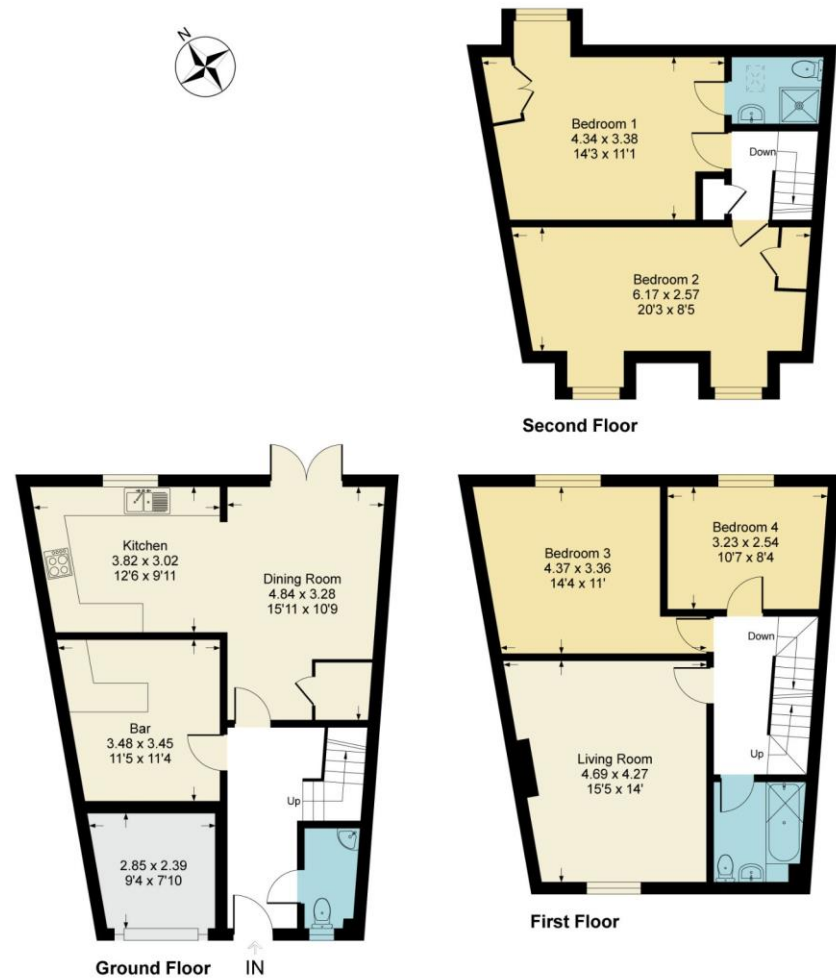
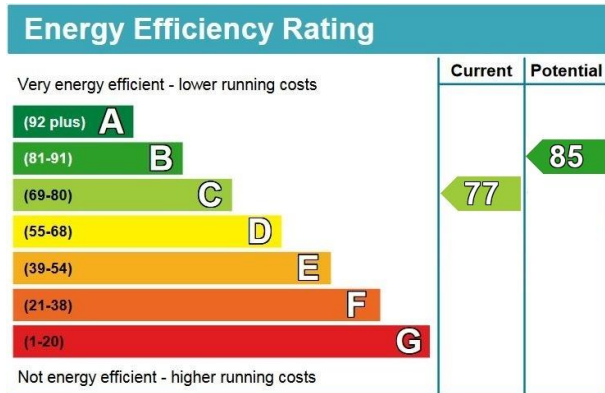


**Boulter Crescent, SP11**  
 Approximate Gross Internal Area = 143.2 sq m / 1542 sq ft  
 Approximate Outbuilding Internal Area = 5.8 sq m / 63 sq ft  
 Approximate Total Internal Area = 149 sq m / 1605 sq ft



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



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.



**Boulter Crescent, Andover**

**Guide Price £395,000 Freehold**

- Entrance Hallway
- Fully Functioning Lounge Bar
- Master Bedroom Suite
- Family Bathroom
- Garage Storage Room
- Open Plan Kitchen/Dining Room
- Cloakroom
- Three Further Double Bedrooms
- Practical Landscaped Garden
- Three Allocated Parking Spaces

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**DESCRIPTION:** Available to the property market for the first time since construction in 2011, this four-double-bedroomed, terraced house is located on the western edge of the popular Picket Twenty development, close to open space of the Picket Twenty Sportsground. The property benefits from allocated parking for three vehicles and features a clever conversion to part of the original integral garage. Very well presented throughout, the spacious accommodation is arranged over three floors and comprises an entrance hallway, open-plan kitchen/dining room, cloakroom, fully functioning lounge bar, a first floor living room, master bedroom suite, three further double bedrooms plus a family bathroom. Outside to the rear is an attractive, low-maintenance garden with gated access to a car barn with two further allocated parking spaces located to the front where there is access to the integral garage space.

**LOCATION:** Boulter Crescent is located on the western edge of the Picket Twenty development off Boulter Road. The development borders Harewood Forest with access to public footpaths around the development's edge. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op convenience store, an Urban Park, sports pitches and open green space. The substantial area of green space set aside as Picket Twenty Sportsground is literally a few metres away from the property. 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.

**OUTSIDE:** The property sits centrally within the terraced crescent with a frontage of a block paved driveway directly in front of the integral garage which leads to the front door, under a canopy porch. There is an allocated parking bay opposite the property.

**ENTRANCE HALLWAY:** Stairs to first floor. Understairs storage space. Radiator. Door to:

**CLOAKROOM:** Window to the front. Decorative tiling. Close coupled WC, pedestal hand wash basin and radiator.

**LOUNGE BAR:** Fully functioning bar area, accessed internally via the entrance hallway and converted using half of the original integral garage space and including fully insulated flooring.

**OPEN-PLAN KITCHEN/DINING ROOM:** Spacious open-plan kitchen/dining room with a window to the rear from the kitchen area and French doors providing access to the rear garden. The dining area includes a door to a built-in, understairs storage cupboard housing consumer unit and electric meter. Radiator. The kitchen comprises a range of eye and base level cupboards and drawers with worksurfaces over and matching upstands. Inset one and a half bowl, composite sink and drainer, inset gas hob with extractor over, glass splashback and oven/grill below. Integral dishwasher, washing machine and space for an American style fridge freezer. Cupboard housing a wall mounted gas boiler.

**FIRST FLOOR LANDING:** Stairs to second floor. Radiator.

**LIVING ROOM:** Good-sized, first floor, front aspect living room with a feature electric fire set on a granite hearth with matching surround and decorative mantle.

**BEDROOM THREE:** First floor double bedroom with a window to the rear. Radiator.

**BEDROOM FOUR:** Small double bedroom with a rear aspect. Radiator. Currently used as an office.

**FAMILY BATHROOM:** First floor family bathroom with a window to the front. Fully tiled bath enclosure with a panelled bath including a shower over the bath. Close coupled WC, pedestal hand wash basin and a heated towel rail.

**SECOND FLOOR LANDING:** Door to built-in airing cupboard housing an unvented hot water cylinder. Radiator.

**MASTER BEDROOM SUITE:** Dormer window to the rear. Double doors to built-in wardrobe cupboard and recess for wardrobe storage. Loft access. Radiator. Door to:

**ENSUITE SHOWER ROOM:** Velux window to the rear. Shower enclosure, close coupled WC, pedestal hand wash basin and heated towel rail.

**BEDROOM TWO:** Second floor double bedroom with two Velux windows to the front. Door to built-in wardrobe cupboard. Radiators.

**REAR GARDEN:** Practical, landscaped, low-maintenance garden mainly laid to artificial lawn with raised flower and ornamental shrub borders. A path leads to gated rear access from the garden leading on to the allocated parking space within the car barn.

**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.

