

Silks Way, SP11

Approximate Gross Internal Area = 106.7 sq m / 1149 sq ft
 Approximate Garage Internal Area = 18 sq m / 194 sq ft
 Approximate Total Internal Area = 124.7 sq m / 1343 sq ft

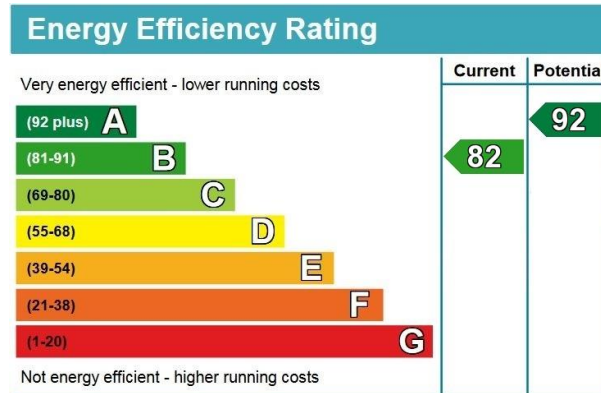


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Silks Way, Andover

Guide Price £410,000 Freehold



- Hallway
- Living Room
- Conservatory
- 2 Further Bedrooms
- Attractive Garden

- Cloakroom
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Garage & Parking

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:

Built in 2017, this detached house is located on the edge of the popular Picket Twenty development and is offered for sale with the remainder of a 10 year NHBC. The well presented accommodation comprises hallway, cloakroom, living room, generous kitchen/dining room, a conservatory, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is an attractive garden with access to a garage and parking located to the rear.

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.

ACCOMMODATION:

Canopy porch with front door into:

HALLWAY:

Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:

Window to front. WC and wash hand basin.

LIVING ROOM:

Windows to front and wall mounted electric fire.

KITCHEN:

Range of eye and base level cupboards and drawers with work surfaces over and work surfaces over with inset sink. Inset gas hob with extractor over and double oven below. Integral dishwasher, space and plumbing for washing machine and space for fridge/freezer. Cupboard with wall mounted boiler and DINING AREA with French doors to:

CONSERVATORY:

Installed in 2020 with a 10 year guarantee. Triple aspect with patio doors to garden.

FIRST FLOOR LANDING:

Window to side. Loft access and airing cupboard. Doors to:

MASTER BEDROOM:

Windows to front and fitted wardrobe cupboard. Door to:

ENSUITE SHOWER ROOM:

Window to front. Double shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to rear.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

To the front there is an area of shrubs with a path to the front door and an area of lawn to the side with a hedge.

REAR GARDEN:

Attractive garden which is mainly laid to lawn with well stocked flower and shrub borders, trees and surrounded by a paved path. A gate leads to:

GARAGE:

Single garage with up and over door, power, light and storage. There is an electric car charging point to the front and three parking spaces.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. HIVE controlled gas central heating to radiators. Please note there may be an additional estate charge.

