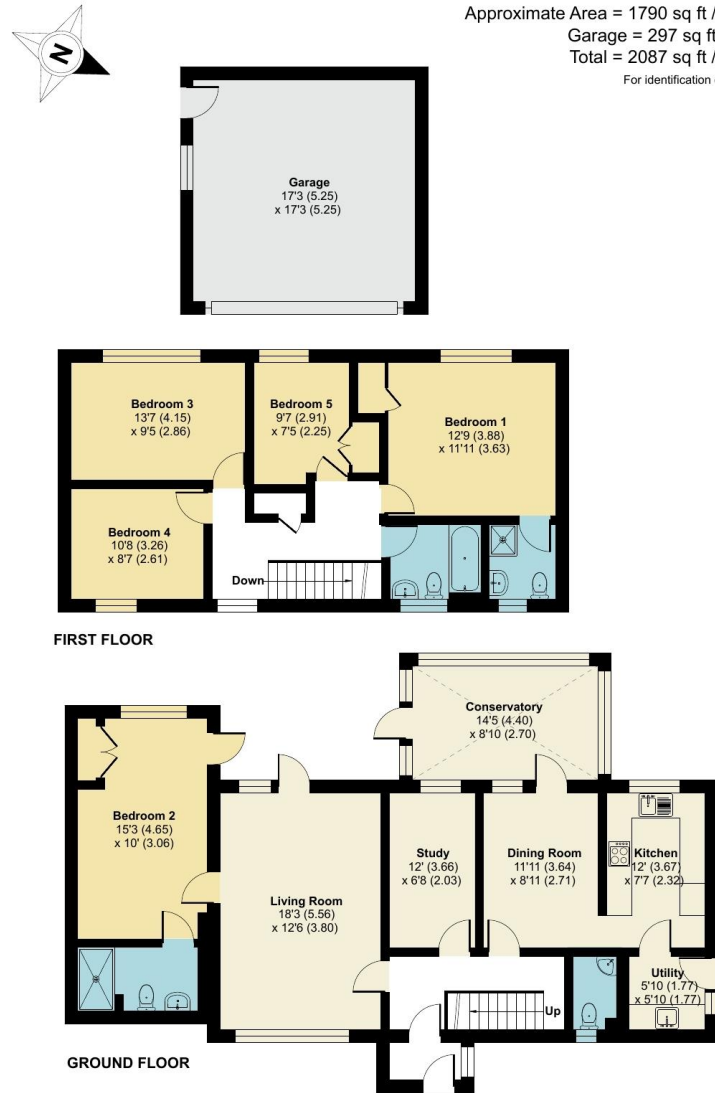


Newcomb Close, Andover, SP10

Approximate Area = 1790 sq ft / 166.2 sq m
 Garage = 297 sq ft / 27.5 sq m
 Total = 2087 sq ft / 193.7 sq m
 For identification only - Not to scale



FIRST FLOOR

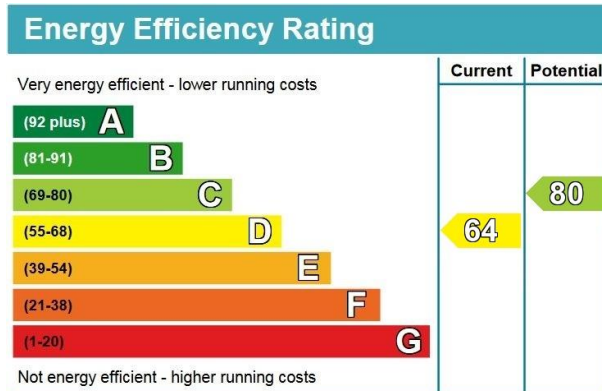
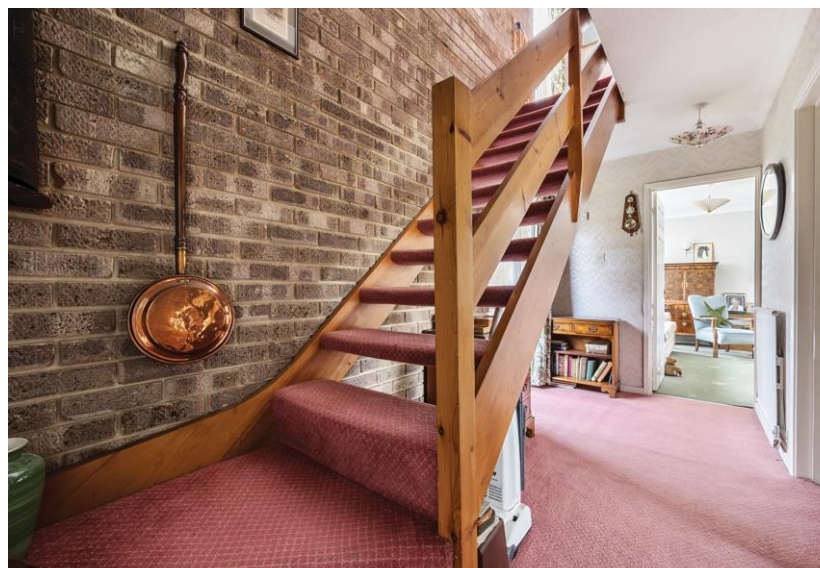
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Austin Hawk Ltd. REF: 1202072



Newcomb Close, Andover

Guide Price £515,000 Freehold



- Living Room
- Study
- Conservatory
- Master Bedroom Suite
- Enclosed Garden

- Dining Room
- Kitchen & Utility
- Ground Floor Bedroom
- 3 Further Bedrooms
- Double 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: Coming to the market for the first time since construction and offered for sale with no onward chain, this substantial detached house is located in a sought after cul-de-sac on the south side of the town within catchment for Anton School and within walking distance to Rooksbury Mill nature reserve and the town centre. The accommodation offers scope for improvement and comprises entrance porch, hallway, cloakroom, living room, study, dining room, conservatory, kitchen, utility room, ground floor bedroom with ensuite shower room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is generous driveway parking leading to a detached double garage and an enclosed garden 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: Front door into ENTRANCE PORCH with window to side and glazed door to:

HALLWAY: Stairs to first floor and doors to:

CLOAKROOM: Window to front. WC and wash hand basin.

LIVING ROOM: Window to front and patio doors to garden. Sliding door to:

GROUND FLOOR BEDROOM: Window to rear and door to garden. Fitted wardrobe cupboard and sliding door to:

ENSUITE SHOWER ROOM: Shower, wash hand basin and WC.

STUDY: Window to rear.

DINING ROOM: Patio doors to:

CONSERVATORY: Triple aspect with door to garden.

KITCHEN: Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and eye level double oven. Space and plumbing for dishwasher, space for fridge and wall mounted boiler. Door to:

UTILITY ROOM: Side door to garden. High level cupboards and work surface with inset sink and space and plumbing below for washing machine.

FIRST FLOOR LANDING: Window to front. Loft access and airing cupboard with hot water tank and shelving. Doors to:

MASTER BEDROOM: Window to rear. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM: Window to front. Shower, wash hand basin and WC.

BEDROOM 2: Window to rear.

BEDROOM 3: Window to front.

BEDROOM 4: Window to rear and fitted wardrobe cupboard.

BATHROOM: Window to front. Panelled bath, wash hand basin and WC.

OUTSIDE: Good sized front garden which is laid to lawn with shrubs. Gated access to the rear garden and a driveway offering generous parking and access to:

DOUBLE GARAGE: Up and over door and side door to garden.

REAR GARDEN: Patio area adjacent to the house leading to an area of lawn with shrub borders.

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.

