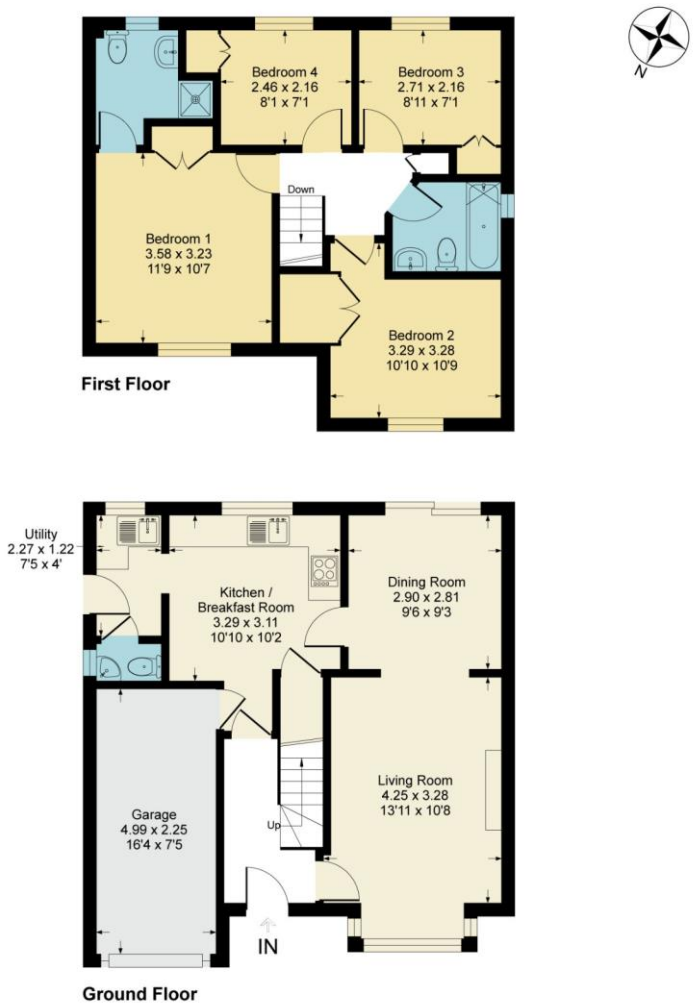


**Pearman Drive, SP10**  
Approximate Gross Internal Area = 96.3 sq m / 1037 sq ft  
Approximate Garage Internal Area = 11.2 sq m / 121 sq ft  
Approximate Total Internal Area = 107.5 sq m / 1158 sq ft

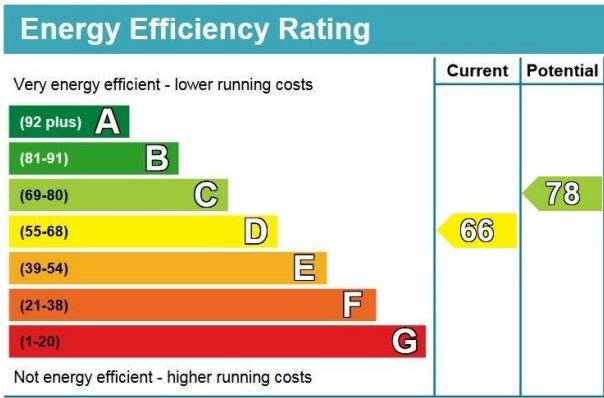


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Pearman Drive, Andover

Guide Price £410,000 Freehold



- No Onward Chain
  - Open Plan Living/Dining Room
  - Utility Room & Cloakroom
  - Family Bathroom
  - Low Maintenance Garden
- Entrance Hallway
  - Kitchen/Breakfast Room
  - Four Bedrooms
  - Integral Garage & Driveway Parking
  - Proximity to Schools & Amenities

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.



**DESCRIPTION:** Available to the property market with No Onward Chain, this four-bedroomed, detached house situated on the popular Winton Chase development would make the perfect family home. The property has proximity to pre-school, primary and secondary schools, a local convenience store, a public house and is also within a short distance of the town centre, as well as the historic Ladies Walk, which gives footpath access to open countryside and Harewood Forest beyond. The accommodation comprises a ground floor with an entrance hallway, a kitchen/breakfast room with an adjoining utility area, a cloakroom, a living room with an open-plan flow through to a dining room. The first floor offers a master bedroom suite, three further bedrooms and a family bathroom. Outside there is driveway parking in front of an integral garage, whilst to the rear there is a low-maintenance, mature 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. Pearman Drive is located off Winton Chase, which can be found just off London Road, with good access to the town centre with the High Street under a mile away. Nearby is the historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley beyond. The location offers proximity to pre-school, primary and secondary education facilities, all very close by.

**OUTSIDE:** The property frontage includes the tarmacadam driveway in front of the integral garage and a low-maintenance, slate shingle bed, whilst there is gated side access to one side of the property. The garage includes an up and over front door, power and lighting and also houses the consumer unit and a wall-mounted gas boiler. The driveway provides access to the front door of the property, under a recessed porch.

**ENTRANCE HALLWAY:** Stairs to the first floor. Radiator. Glazed internal door to:

**OPEN PLAN LIVING/DINING ROOM:** Box Bay window to the front. Living flame gas fire set on a marble hearth with a decorative surround. Radiator. Currently an open plan doorway into the rear aspect dining room with sliding patio doors accessing the rear garden. Radiator. Internal glazed door into:

**KITCHEN/BREAKFAST ROOM:** Also accessed from the entrance hallway. Window to the rear. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset composite sink with drainer, inset gas hob with extractor over and oven/grill below. Space and plumbing for a dishwasher and space for an under-counter fridge. Door to built-in understairs storage cupboard and space for dining. Internal door accessing the integral garage. Radiator. Open plan to:

**UTILITY ROOM:** Window to the rear and an external door to the side. Stainless steel sink with drainer, worksurface with tiled splashback over space and plumbing for a washing machine. Door to:

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

**LANDING:** Door to built-in airing cupboard housing the hot water cylinder. Loft access. Doors to:

**MASTER BEDROOM SUITE:** Front aspect master bedroom. Mirrored bi-fold doors to built-in wardrobe storage. Recessed display shelving. Radiator. Door to:

**ENSUITE SHOWER ROOM:** Window to the rear. Recessed shower enclosure, close-coupled WC, pedestal hand wash basin and a radiator.

**BEDROOM TWO:** Double bedroom with a window to the front. Mirrored bi-fold doors to built-in wardrobe storage. Radiator.

**BEDROOM THREE:** Window to the rear. Mirrored bifold doors to built-in wardrobe storage. Radiator.

**BEDROOM FOUR:** Rear aspect bedroom with bifold doors to built-in wardrobe storage. Radiator.

**FAMILY BATHROOM:** Window to the side. Panelled bath with a shower over, close coupled WC, pedestal hand wash basin and a radiator.

**REAR GARDEN:** A decked seating area adjacent to the rear of the property is accessed directly from the patio doors off the dining room. The seating area is covered with a pergola and includes a mature vine. The decking area extends and spans the rear of the property and leads to a path to one side with gated access to the front of the property. The remainder of the enclosed rear garden includes an area of lawn, gravelled pathways, mature shrub borders and ornamental trees, plus a garden shed and an external tap.

**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.

