

Marchmont Close, SP11

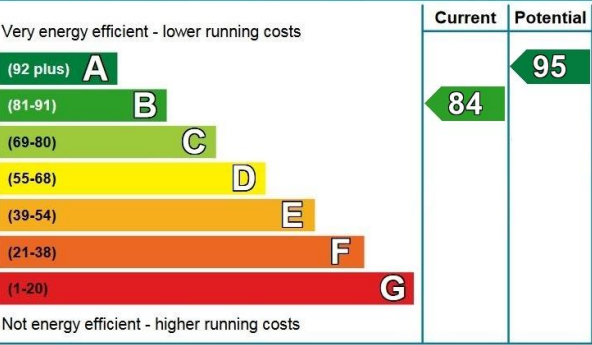
Approximate Gross Internal Area = 107.9 sq m / 1162 sq ft  
Approximate Garage Internal Area = 17.2 sq m / 186 sq ft  
Approximate Total Internal Area = 125.1 sq m / 1348 sq ft



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.



Energy Efficiency Rating



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.



Marchmont Close, Picket Piece

Guide Price £400,000 Freehold

- Hallway
- Kitchen Area
- Cloakroom
- 3 Further Bedrooms
- Garage & Parking
- Office
- Living/Dining Area
- Master Bedroom Suite
- Bathroom
- Attractive Garden

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**DESCRIPTION:**

Built just six years ago, this modern semi-detached townhouse is located in the sought-after Locksbridge Park development in Picket Piece. Offering spacious and well-presented accommodation across three floors, the property features a welcoming hallway, a dedicated office space, and a convenient cloakroom. The heart of the home is the open-plan kitchen, living, and dining area, which benefits from French doors leading to the rear garden. The first floor boasts two generous bedrooms and a stylish family bathroom, while the second floor comprises two further bedrooms, including a master with an ensuite shower room. Externally, the property includes a garage, three allocated parking spaces, and a beautifully maintained rear garden with a patio and decked area, perfect for outdoor entertaining.

**LOCATION:**

Marchment Close can be found in the heart of the Locksbridge Park development within Picket Piece to the east of Andover and benefits from a convenience store. The Picket Piece Commercial Centre offers a post office and a convenience store can be found in the heart of the Picket Piece development on Locksbridge Road. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a short distance away as is the popular Finkley Down Farm Park. Locksbridge Road is also on a bus route providing access to and from Andover's town centre.

**ACCOMMODATION:**

Front door into:

**HALLWAY:**

Cupboard with space and plumbing for washing machine and tumble drier and wall mounted boiler. Stairs to first floor and doors to:

**OFFICE:**

Window to front.

**CLOAKROOM:**

Window to side. Vanity cupboard with wash hand basin and WC.

**KITCHEN AREA:**

Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer. Open access to:

**LIVING/DINING AREA:**

Glazed box bay to rear with French doors to garden. Understairs storage cupboard.

**FIRST FLOOR LANDING:**

Stairs to second floor and doors to:

**BEDROOM 2:**

Windows to rear. Currently used as a second sitting room/gym.

**BEDROOM 4:**

Windows to front.

**BATHROOM:**

Panelled bath with rainfall shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

**SECOND FLOOR LANDING:**

Airing cupboard with hot water tank and doors to:

**MASTER BEDROOM:**

Windows to rear with views over open countryside. Panelled wall and door to:

**ENSUITE SHOWR ROOM:**

Double shower cubicle, wash hand basin, WC and heated towel rail. Door to landing.

**BEDROOM 3:**

Windows to front and loft access. Currently used as a dressing room with hanging rails.

**OUTSIDE:**

To the front there is an area of shrubs and a path to the front door. A driveway to the side offers parking for two cars, a gate to the garden and access to the GARAGE with up and over door, power and light. There is a further allocated parking space opposite.

**REAR GARDEN:**

Patio area adjacent to the house leading to an area of artificial lawn with a raised beds. A decorative pebbled bath with sleepers leads to steps down to an attractive, decked, seating area.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Additional estate charge currently £190 p/a.

