





**DESCRIPTION:**

This detached house occupies a corner plot in a private driveway of only three properties in a sought after location close to Rooksbury Mill Lakes. The well presented accommodation comprises hallway, sitting room, kitchen/dining room, conservatory, ground floor shower room, four bedrooms and a bathroom. To the front there is generous driveway parking leading to a garage whilst a particular feature of the property is the good sized and well tended garden which extends to two sides of the property.

**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:

**SITTING ROOM:**

Window to front and patio doors to conservatory. Fireplace with gas fire.

**KITCHEN/DINING ROOM:**

French doors to garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and two eye level ovens/microwave. Integral washing machine and dishwasher. Space for American style fridge/freezer, island with further cupboards and open aspect to DINING AREA with French doors to:

**CONSERVATORY:**

Triple aspect with patio doors to garden.

**SHOWER ROOM:**

Window to front. Shower cubicle, wash hand basin, WC and heated towel rail.

**FIRST FLOOR LANDING:**

Window to front. Linen cupboard and access to loft (with power and light). Doors to:

**BEDROOM 1:**

Window to rear.

**BEDROOM 2:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 3:**

Window to rear.

**BEDROOM 4:**

Window to front and fitted wardrobe cupboard.

**BATHROOM:**

Window to front. Panelled bath with shower over, vanity drawers with wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is an area of lawn and a driveway offering generous parking and gated access to the rear garden.

**GARAGE:**

Up and over door, power, light and rear door to garden.

**REAR GARDEN:**

Good sized garden which extends to two sides of the property. Patio area adjacent to the house with an outside tap and light. The remainder is laid to lawn with shrubs. There is a gravelled area to the side which could be used for further parking or a caravan (permitted in the deeds).

**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.

