

Arcaro Road, SP11  
Approximate Gross Internal Area = 58.6 sq m / 631 sq ft

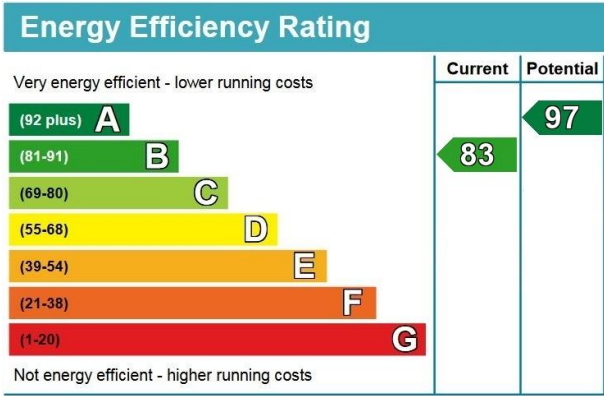


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Arcaro Road, Picket Twenty

Guide Price £295,000 Freehold



- Hallway
  - Sitting Room
  - Two Double Bedrooms
  - Driveway Parking
  - Proximity to Schools
- Cloakroom
  - Kitchen/Dining Room
  - Bathroom
  - Enclosed South West Facing Garden
  - Close to Amenities and Open Countryside

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:** This modern semi-detached home is situated in a peaceful cul-de-sac on the outskirts of the sought-after Picket Twenty development. Offering bright and well-designed living space, the property features a welcoming hallway, a convenient cloakroom, a comfortable sitting room, and a stylish kitchen/dining room with French doors opening onto the rear south-west-facing garden. Upstairs, there are two generously sized double bedrooms and a contemporary bathroom. Outside, the home benefits from driveway parking for two cars, as well as side access to the private rear garden, which includes a patio area perfect for outdoor relaxation. With a park, sports centre, and local amenities within walking distance, this is an ideal home for modern living.

**LOCATION:** Arcaro Road is located on the northern edge of the Picket Twenty development off Picket Twenty Way. The development borders Harewood Forest with access to public footpaths around the development's edge. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op convenience store, an Urban Park, sports pitches and open green space. The property occupies an elevated position with views back across what is a substantial area of green space which is literally just a hundred metres away. Andover itself 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.

**OUTSIDE:** The property frontage comprises a tarmac driveway which accommodates allocated parking for two vehicles. There is a block paved strip to one side of the driveway which extends its width. The driveway is bordered by a strip of lawn and mature box hedging. There is gated access via a path to the side of the property which provides access into the rear garden. The front door into the property is accessed from the driveway.

**HALLWAY:** Stairs to the first floor. Porcelain tiled flooring which extends throughout the ground floor. Radiator and doors to:

**CLOAKROOM:** Window to the front. Close-coupled WC, vanity hand wash basin set on a Minerva vanity countertop with cupboard storage below. Radiator.

**SITTING ROOM:** Front aspect sitting room with space for dining if desired. Door to a built-in, understairs storage cupboard, radiator and door to:

**KITCHEN/DINING ROOM:** Window to the rear and French doors providing access to the rear garden. A range of eye and base-level cupboards and drawers with work surfaces over including matching upstands. Inset one-and-a-half bowl stainless steel sink with drainer, inset induction hob with a stainless-steel splashback, extractor over and an oven/grill below. Integral dishwasher and fridge/freezer plus space and plumbing for a washing machine. Cupboard housing a wall-mounted gas combi boiler. Radiator and space for dining.

**FIRST FLOOR LANDING:** The stairs that lead to the landing have attractive, bespoke, solid oak treads, whilst there is Richmond Oak luxury vinyl flooring throughout the first floor. The landing provides access to the loft space via a pull-down loft ladder. Doors to:

**BEDROOM ONE:** Double bedroom with windows to the front. Door to a built-in storage cupboard. Radiator.

**BEDROOM TWO:**  
Rear aspect double bedroom with far-reaching south-westerly views across open green space. Extensive space for wardrobe storage. Radiator.

**BATHROOM:** Window to the side. Fully tiled bath enclosure with a panelled bath and electric shower over, close-coupled WC, bidet, vanity hand wash basin set on a Minerva countertop that extends to one side. Heated towel rail.

**REAR GARDEN:** The rear garden includes a patio area adjacent to the rear of the property with a stepped path to one side of an area of undulating lawn with raised flower beds.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there maybe an annual estate charge.

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.

