

Thoroton Close, SP11 Approximate Gross Internal Area = 88.3 sq m / 951 sq ft



First Floor



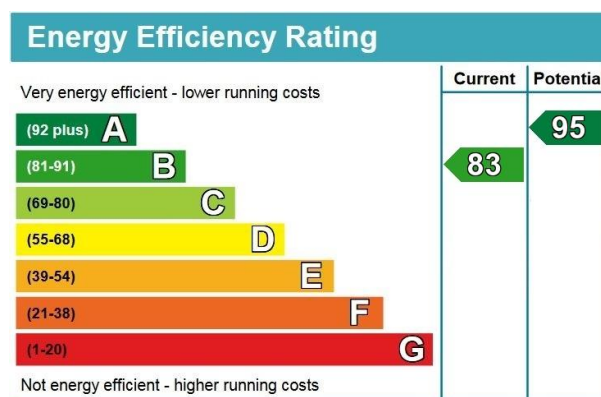
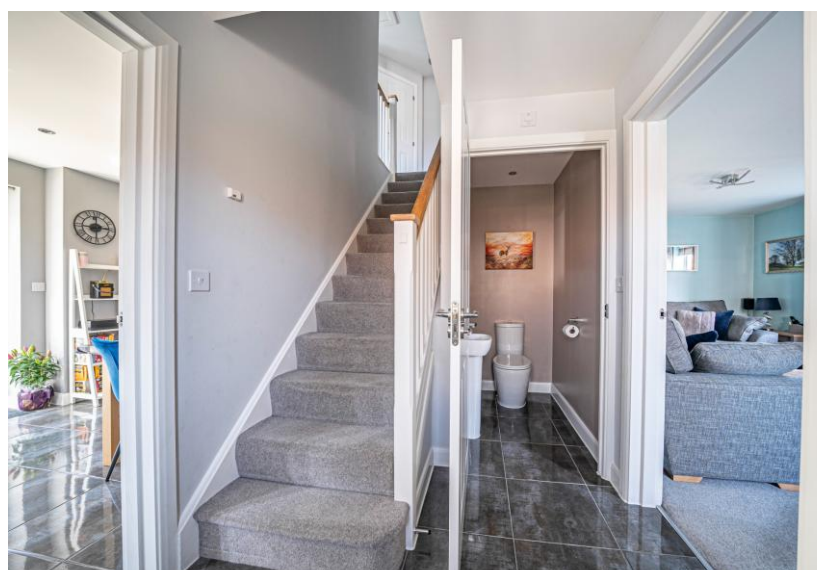
Ground Floor

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



Thoroton Close, Picket Piece

Guide Price £350,000 Freehold



- Hallway
- Living Room
- Utility Room
- 2 Further Bedrooms
- Garage & Driveway

- Cloakroom
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- South Facing Garden

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:
Constructed just under ten years ago, this modern, semi-detached, house is located on the popular Locksbridge Park development. The light and spacious accommodation, which has been upgraded by the current owner, comprises hallway, cloakroom, living room, contemporary kitchen/dining room with a utility room, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is a driveway and garage located to the rear whilst the property also benefits from a south facing garden.

LOCATION:
Thoroton Close can be found in 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:

ENTRANCE HALL:
Stairs to first floor and doors to:

CLOAKROOM:
WC and wash hand basin.

LIVING ROOM:
Windows to front and side.

DINING ROOM:
Window to front and French doors to garden. Open access to:

KITCHEN:
Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset six burner gas hob with extractor over and double oven below. Integral fridge/freezer and dishwasher. cupboard with wall mounted boiler and door to:

UTILITY ROOM:
Eye and base level cupboards with work surface over. Space and plumbing below for washing machine and tumble drier. Understairs storage cupboard and coat hanging.

FIRST FLOOR LANDING:
Loft access, airing cupboard with hot water tank and shelving and doors to:

MASTER BEDROOM:
Window to front. Fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM:
Window to front. Double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2:
Window to front and fitted wardrobe cupboard.

BEDROOM 3:
Window to side.

BATHROOM:
Window to side. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:
To the front there is an area of shrubs with a path to the front door. There is a driveway to the rear offering parking and access to the GARAGE.

REAR GARDEN:
South facing garden with a patio area adjacent to the house with an outside tap and electric socket. The remainder is laid to lawn with raised beds and a path to the rear where there is gated access to the driveway.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Estate charge of £130 p/a.

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.

