



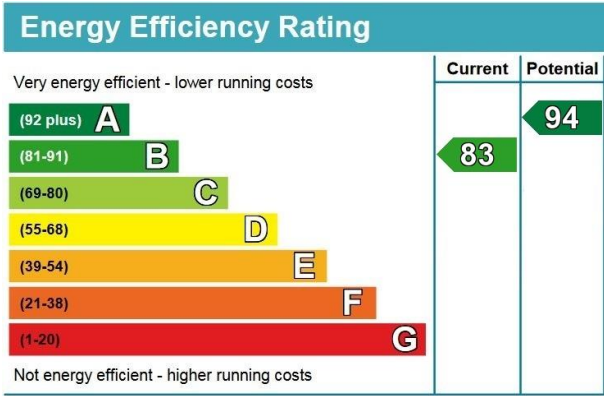
Draper Close, Andover

Guide Price £435,000 Freehold

Draper Close, SP11
Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft
Approximate Garage Internal Area = 16.1 sq m / 174 sq ft
Approximate Total Internal Area = 113.8 sq m / 1226 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



- Hallway
 - Cloakroom
 - Master Bedroom Suite
 - Bathroom
 - Garage
- Kitchen/Dining Room
 - Living Room
 - 3 Further Bedrooms
 - Driveway Parking
 - Landscaped 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.



DESCRIPTION:

Built in 2018 and offered for sale with the remainder of a 10 year NHBC, this detached house is located on the edge of the Saxon Heights development close to local countryside and a footpath to the popular Finkley Farm. The accommodation comprises hallway, kitchen/dining room with integral appliances, cloakroom, living room with French doors to the garden, a master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there a driveway offering parking for three cars, a garage and a landscaped garden to the rear.

LOCATION:

The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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 storage cupboard and doors to:

KITCHEN/DINING ROOM:

Window to front. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher, washing machine and fridge/freezer. Cupboard with wall mounted boiler and space for table and chairs.

CLOAKROOM:

WC, wash hand basin and heated towel rail.

LIVING ROOM:

Spacious and light room with French doors to the garden and a walk-in storage cupboard.

FIRST FLOOR LANDING:

Loft access and doors to:

MASTER BEDROOM:

Window to rear and door to:

ENSUITE SHOWER ROOM:

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

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to rear.

BEDROOM 4:

Window to front.

BATHROOM:

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

OUTSIDE:

To the front there is an area of lawn with raised beds, shrubs and a path to the front door. A block paved driveway at the side offers parking for three cars and access to:

GARAGE:

Single garage with up and over door, power, light, loft space and door to garden.

REAR GARDEN:

Fully enclosed garden with gated access to the driveway. Patio area adjacent to the house leading to an area of lawn on two levels with raised beds and a decked seating area to the rear.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. The estate charge is £165 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.

