

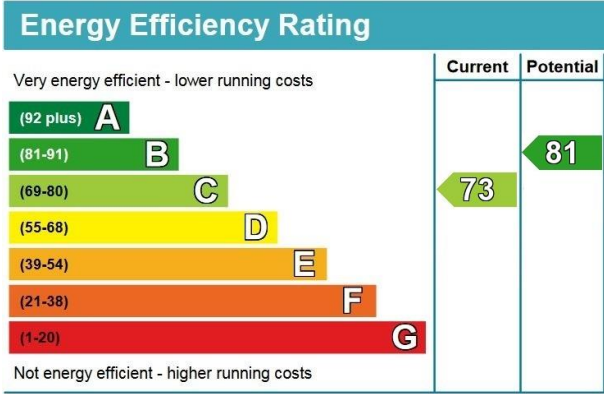
Marsum Close, SP10
Approximate Gross Internal Area = 173.1 sq m / 1864 sq ft
Approximate Garage Internal Area = 22.2 sq m / 239 sq ft
Approximate Total Internal Area = 195.3 sq m / 2103 sq ft



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



Marsum Close, Andover **Guide Price £545,000 Freehold**



- Hallway
 - Utility Room
 - Conservatory
 - 3 Further Bedrooms
 - Garage & Parking
- Living & Dining Room
 - Kitchen/Breakfast Room
 - Master Bedroom Suite
 - Bathroom
 - Secluded 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: Nestled in a cul-de-sac within the sought-after Saxon Fields, this impressive detached home offers spacious and well-appointed accommodation ideal for modern family living. The hallway leads to a cloakroom, a bright and airy living room, a separate dining room, a generous kitchen/breakfast room, utility room and a charming conservatory overlooking the garden. Upstairs, the master bedroom boasts an ensuite shower room, while three additional double bedrooms—all featuring fitted wardrobes—share a family bathroom. Outside, the property benefits from a driveway leading to an integral double garage, while the secluded rear garden, thoughtfully arranged over two levels, provides a peaceful retreat for relaxation and entertaining.

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: Porch with level gate and front door into:

HALLWAY: Stairs to first floor and doors to:

CLOAKROOM: WC and wash hand basin.

LIVING ROOM: Bay window to front. fireplace with living flame gas fire and glazed double doors to:

DINING ROOM: Double doors to conservatory and doors to:

KITCHEN/BREAKFAST ROOM: Window to rear. 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. Space for cooker with extractor over. Integral dishwasher and space for fridge/freezer. Breakfast area with bay window to rear and door to:

UTILITY ROOM: Side door to garden. Eye and base cupboards with work surface over and inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble drier. Cupboard with wall mounted boiler, cloaks cupboard and door to garage.

CONSERVATORY: Double aspect with French doors to garden.

FIRST FLOOR LANDING: Galleried landing with loft access, airing cupboard with hot water tank and doors to:

MASTER BEDROOM: Window to front. Range of wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Dormer window to front. Shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2: Dormer window to front and range of fitted wardrobe cupboards.

BEDROOM 3: Window to rear and fitted wardrobe cupboards.

BEDROOM 4: Window to rear and fitted wardrobe cupboards.

BATHROOM: Window to rear. Panelled bath with shower attachment, double shower cubicle, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is an area of lawn with mature shrub borders and a path to the front door. A driveway offers parking and access to:

GARAGE: Double garage with up and over door, power and light.

REAR GARDEN: Patio area adjacent to the house with timber retaining walls and steps up to an area of lawn with mature flower and shrub borders. There is also an outside tap and gated access to the front.

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.

