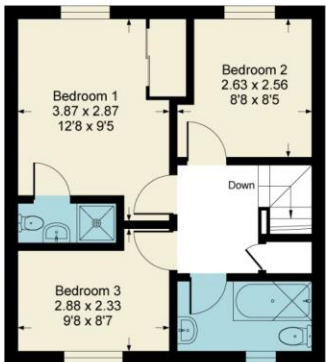
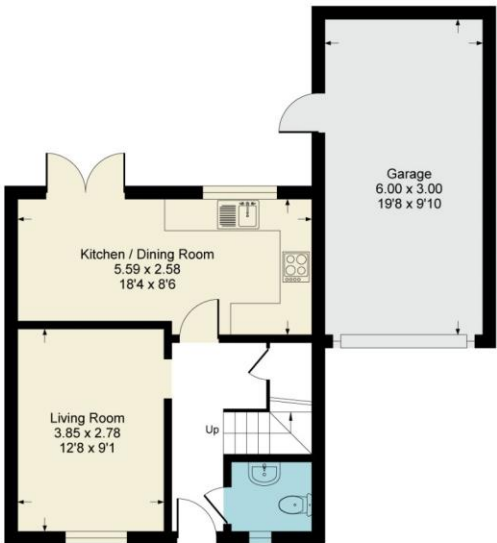


Turnpike Road, SP11
Approximate Gross Internal Area = 70.6 sq m / 760 sq ft
Approximate Garage Internal Area = 18 sq m / 194 sq ft
Approximate Total Internal Area = 88.6 sq m / 954 sq ft

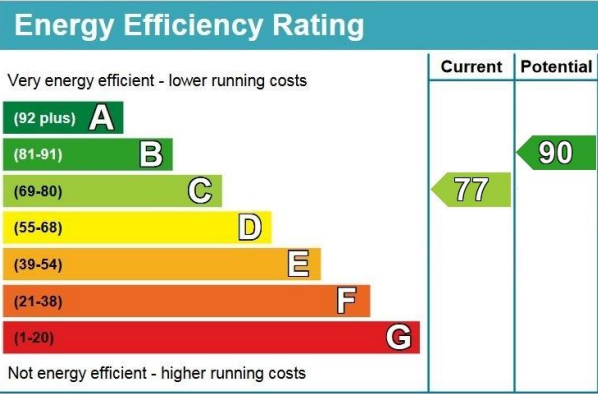


First Floor



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



Turnpike Road, Andover **Guide Price £340,000 Freehold**

- Hallway
 - Living Room
 - Master Bedroom
 - 2 Further Bedrooms
 - Garage & Driveway
- Cloakroom
 - Kitchen/Dining Room
 - Ensuite Shower Room
 - Bathroom
 - 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:
Situating in the sought-after Picket Twenty development, this detached home offers convenient access to local amenities and is just a short stroll from the urban park. The well-presented accommodation includes an entrance hall, cloakroom, spacious living room, and an open-plan kitchen/dining area with French doors opening onto the rear garden. Upstairs, the master bedroom features an en-suite shower room, accompanied by two additional bedrooms and a family bathroom. Outside, the property benefits from driveway parking, a garage, and a beautifully landscaped rear garden complete with a shed.

LOCATION:
The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. 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.

ACCOMMODATION:
Front door into:

HALLWAY:
Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:
Window to front. WC and wash hand basin.

LIVING ROOM:
Window to front.

KITCHEN/DINING ROOM:
Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and double oven below. Integral dishwasher and fridge/freezer, space and plumbing for washing machine and cupboard with wall mounted gas boiler. Open access to **DINING AREA** with French doors to garden.

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

MASTER BEDROOM:
Window to rear. Fitted wardrobe cupboard with mirror doors and door to:

ENSUITE SHOWER ROOM:
Shower cubicle, wash hand basin and WC.

BEDROOM 2:
Window to rear.

BEDROOM 3:
Window to front.

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

OUTSIDE:
To the front there is an area of gravel with a path to the front door and gated side access to the rear garden. A driveway offers parking and access to the **GARAGE** with up and over door, power and light.

REAR GARDEN:
Attractive garden with a walled patio area adjacent to the house with an outside tap, shed and personal door to the garage. Steps lead up to an area of lawn with flower beds.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an estate charge of approximately £260 p/a.

