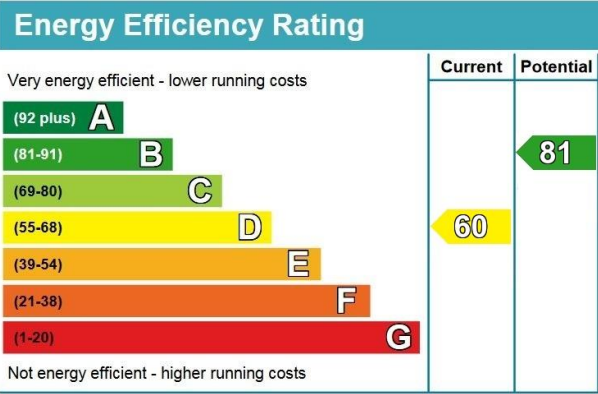


Duncans Close, SP11
Approximate Gross Internal Area = 91.8 sq m / 989 sq ft



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



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.



Duncan's Close, Fyfield **Guide Price £315,000 Freehold**

- **Village Location**
- **Living Room**
- **Three Bedrooms**
- **Mature Gardens**
- **Entrance Lobby**
- **Kitchen/Dining Room**
- **Family Bathroom**
- **Ample Communal Parking**



DESCRIPTION: With an excellent village location, this late 1950s, three-bedroomed, semi-detached house sits on the edge of the Duncan's Close development with ample communal parking literally on the doorstep. The accommodation comprises an entrance lobby, a good-sized living room with an open-plan flow into a kitchen/dining room, three bedrooms and a family bathroom. Outside to the front, there is a mature, low-maintenance garden and to the rear, an enclosed, practical garden space with gated access to the side. The plot extends to the side at the front of the property, and offers scope for possible development or parking, subject to the required permission.

LOCATION: Fyfield is in a conservation area and is approximately four miles west of the market town of Andover, which offers a variety of shops, educational and recreational facilities as well as proximity to mainline railway station options in both Grateley and Andover, with a direct route to London's Waterloo in just over an hour. The A303 and A34 are close by, providing good road access to London, the West Country and routes both north and south. The village name is a simple derivation of the size of the manor in Anglo-Saxon times, i.e. five hides and there are some archaeological sites and natural features within its vicinity. The nearby village of Weyhill, famous for the site of the ancient Weyhill Fair, with local amenities including a petrol station with a shop, a separate farm shop, a garden centre with food hall and restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers plus a café and a village hall.

OUTSIDE: The property frontage, bordered by brick walling and mature hedging, is mainly laid to block paving with mature raised flower and shrub borders. The property boundary extends beyond one side of the block paved area where there is gated access into the rear garden.

ENTRANCE PORCH: Window to the front. Paved flooring. Radiator. Internal glazed door into:

LIVING ROOM: Good-sized living room with a front aspect. Stairs to the first floor with an understairs recess with fitted shelving. Open fireplace on a brick and tiled hearth with a brick surround and a clay-tiled mantle. Radiator. Open-plan archway to:

KITCHEN/DINING ROOM: Window to the rear and an external door leading to a rear lobby which provides access to an adjoining brick store and separate garden shed, plus an external stable door leading to the rear garden. The kitchen comprises a range of eye and base level cupboards and drawers. Inset stainless steel sink and drainer, space for a freestanding electric cooker, space and plumbing for a washing machine, space for a fridge freezer. Radiator. Floor-standing oil-fired boiler. Door to a built-in storage cupboard and door to a built-in pantry with a window to the side.

FIRST FLOOR LANDING: Radiator. Access to the loft space via a pull-down loft ladder.

BEDROOM ONE: Window to the front. Double doors to built-in wardrobe storage. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Double doors to built-in wardrobe storage. Radiator.

BEDROOM THREE: Good-sized single bedroom with a window to the front. Radiator.

FAMILY BATHROOM: Window to the rear. Fully tiled walls. Panelled bath with a mixer shower attachment. Separate recessed shower enclosure, close coupled WC, pedestal hand wash basin and a heated towel rail.

REAR GARDEN: Practical, mature rear garden with a patio area adjacent to the rear of the property which wraps around the adjoining shed and brick store to one side, leading to a path with gated access to the front of the property. Bunded oil tank. External tap. Low-level retaining walls form mature flower and shrub borders. Step up to a small area of lawn and additional patio with access to a greenhouse and separate garden shed.

TENURE & SERVICES: Freehold. Mains drainage, water and electricity are connected. Oil-fired 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.

