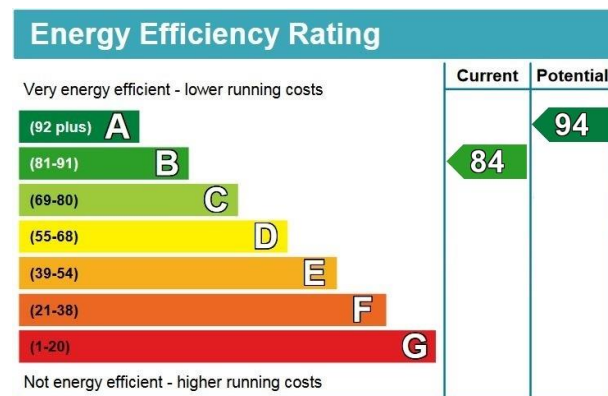


Mulberry Road, SP11
 Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft
 Approximate Garage Internal Area = 18 sq m / 194 sq ft
 Approximate Total Internal Area = 136.6 sq m / 1471 sq ft



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.



Mulberry Road, Picket Piece

Guide Price £475,000 Freehold

- Entrance Hall
- Living Room
- 4 Bedrooms
- Bathroom
- Garage & Driveway Parking
- Cloakroom
- Kitchen/Dining Room
- 2 Ensuite Shower Rooms
- Integrated Air Conditioning
- Attractive Garden

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DESCRIPTION: Located in a quiet cul-de-sac, this four-bedroomed, detached house was constructed as recently as 2020 by Bellway and is being sold with the remainder of its NHBC guarantee. The well-presented accommodation is arranged on three floors and comprises an entrance hall, cloakroom, living room, spacious kitchen/dining room with French doors to the garden, three first floor bedrooms – one with en ensuite shower room, a bathroom and a top-floor master bedroom with fitted wardrobe cupboards and an ensuite shower room along with integrated air conditioning. To the front there is driveway parking leading to a garage, whilst the attractive rear garden benefits from a patio and decked seating area.

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 line to London's Waterloo in just over an hour, whilst the A303 offers good road access to both London and the West Country. The property can be found in the heart of the village of Picket Piece. The Picket Piece Commercial Centre offers a Post Office whilst a convenience store can be found within the nearby Locksbridge Park development. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a very short distance away, as is the popular Finkley Down Farm Park. Picket Piece is also on a regular bus route providing access to and from Andover's town centre.

ACCOMMODATION: Canopy porch with front door into:

ENTRANCE HALL: Stairs to first floor with understairs storage cupboard and doors to:

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

LIVING ROOM: Window to front. Media wall with contemporary electric fire and recess for TV and sound bar.

KITCHEN/DINING ROOM: Window to rear. Re-fitted recently with a range of eye and base level cupboards and drawers with solid wood work surfaces over and inset ceramic sink with drainer. Inset five-ring gas hob with an extractor over and a double oven below. Integral fridge/freezer, space and plumbing for washing machine and dishwasher, a cupboard with wall-mounted boiler and open access to DINING AREA with French doors to the garden.

FIRST FLOOR LANDING: Window to side. Stairs to second floor, airing cupboard with hot water tank and doors to:

BEDROOM 2: Window to rear and door to:

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

BEDROOM 3: Window to rear.

BEDROOM 4: Window to front. Fitted wardrobe cupboard and air conditioning.

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

SECOND FLOOR LANDING:
Window to side. Storage cupboard and door to:

MASTER BEDROOM: Double aspect with fitted wardrobe cupboards, eaves storage, air conditioning and door to:

ENSUITE SHOWER ROOM: Velux window to rear. Double shower cubicle, wash hand basin, WC, heated towel rail and recess with fitted shelving.

OUTSIDE: To the front there is a shrub bed and a path to the front door. A driveway at the side offers parking for several cars, a gate to the rear garden and access to the GARAGE with up and over door, power and light.

REAR GARDEN: Patio area adjacent to the house leading to an area of lawn with raised beds to the sides. Steps lead up to a decked seating area to the rear.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an additional estate charge of £300 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.

