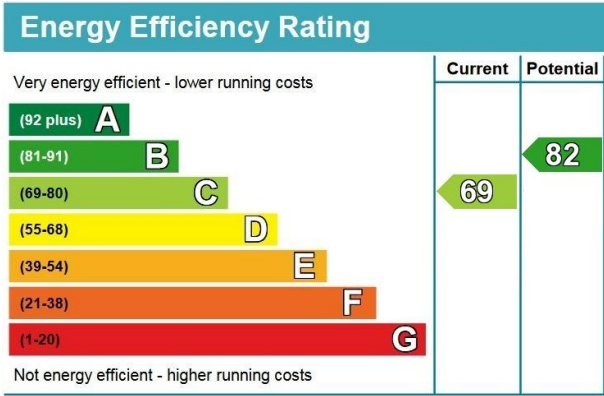


Palmer Drive, SP10
Approximate Gross Internal Area = 108.3 sq m / 1166 sq ft
Approximate Garage Internal Area = 13.8 sq m / 149 sq ft
Approximate Outbuilding Internal Area = 8 sq m / 87 sq ft
Approximate Total Internal Area = 130.1 sq m / 1402 sq ft



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.



Palmer Drive, Andover **Guide Price £450,000 Freehold**

- Hallway
 - Dining Room
 - Master Bedroom Suite
 - Bathroom
 - Driveway Parking
- Kitchen & Utility Room
 - Sitting Room
 - 3 Further Bedrooms
 - Integral Garage
 - Enclosed Garden



DESCRIPTION: This modern detached home is situated in a peaceful cul-de-sac, offering a tranquil setting with lovely views over a green area. Ideally located near well-regarded schools, it provides both convenience and a family-friendly environment. The spacious interior includes a welcoming hallway, a well-appointed kitchen with an adjoining utility room, a cloakroom, a dining room, and a bright sitting room with patio doors leading to the garden. The master bedroom features an ensuite shower room, while three additional bedrooms, all with fitted wardrobes, share a stylish family bathroom. Outside, the property benefits from a driveway with space for two cars, an integral garage, and an enclosed garden complete with a shed.

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: Front door into:

ENTRANCE HALL: Stairs to first floor with understairs recess storage, door to integral garage and doors to:

KITCHEN: Window to front. Range of eye and base level cupboards and drawers with work surfaces over, including a breakfast bar, and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for dishwasher, space for fridge/freezer and arch to:

UTILITY ROOM: Side door to garden. Eye and base level cupboards with work surface and inset stainless steel sink. Space and plumbing for washing machine.

CLOAKROOM: WC and wash hand basin.

DINING ROOM: Window to rear and open access to:

SITTING ROOM: Box bay with patio doors to the garden. Feature fireplace with electric fire.

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

MASTER BEDROOM: Windows to front. Range of fitted wardrobe cupboards with mirror doors and door to:

ENSUITE SHOWER ROOM: Window to front. Shower cubicle and vanity unit with wash hand basin, WC and heated towel rail.

BEDROOM 2: Window to rear and fitted wardrobe cupboard with mirror doors.

BEDROOM 3: Window to rear and fitted wardrobe cupboard with mirror doors. currently used as an office.

BEDROOM 4: Window to rear and fitted wardrobe cupboard.

BATHROOM: Window to side. P shaped bath with rainfall shower over, vanity unit with wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is an area of lawn with raised flower border, and a path to the gated side access. A driveway offers parking for two cars and access to:

GARAGE: Single integral garage with up and over door, power, light and wall mounted boiler.

REAR GARDEN: Patio area adjacent to the house leading to an area of lawn bordered by mature shrubs and ornamental trees. A path leads to the garden shed.

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.

