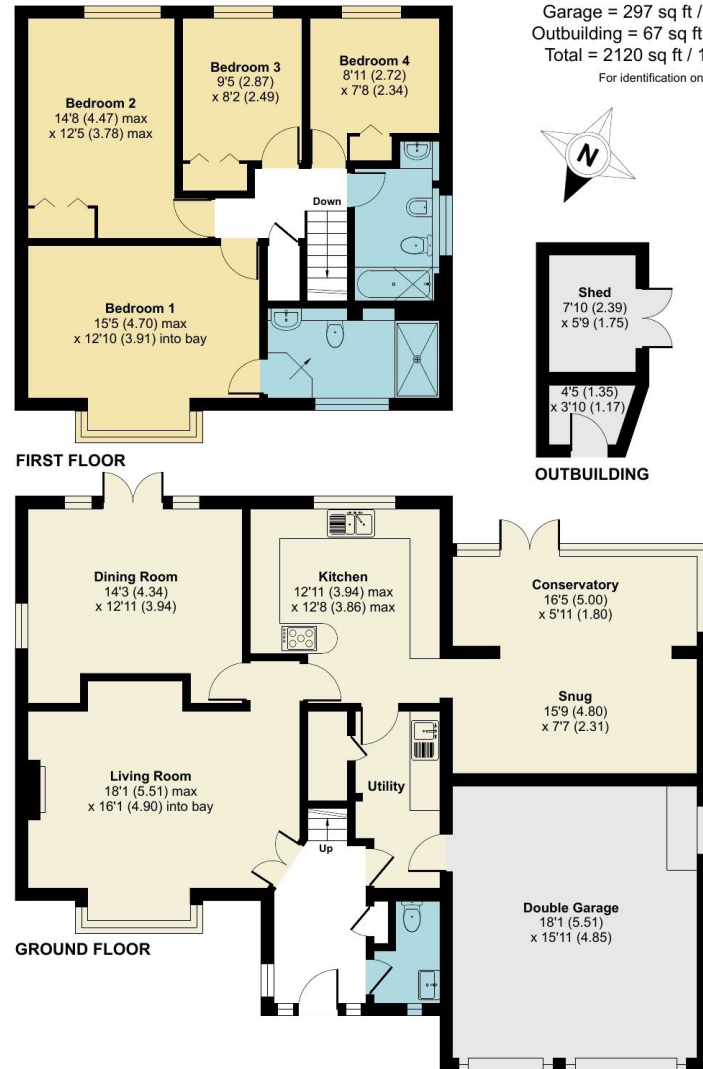


Taskers Drive, Anna Valley, Andover, SP11

Approximate Area = 1756 sq ft / 163.1 sq m
 Garage = 297 sq ft / 27.5 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 2120 sq ft / 196.8 sq m
 For identification only - Not to scale



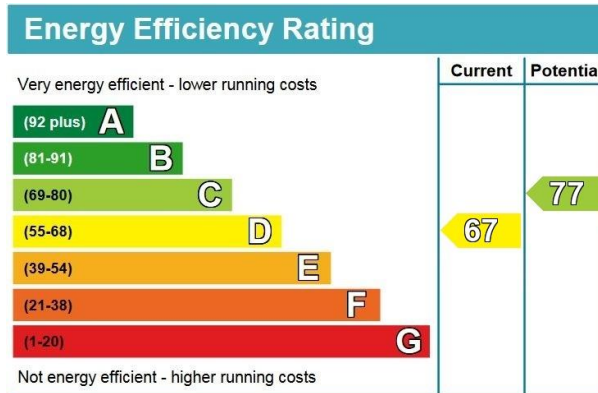
FIRST FLOOR
 GROUND FLOOR
 OUTBUILDING

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
 Produced for Austin Hawk Ltd. REF: 1092893
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Taskers Drive, Anna Valley

Guide Price £650,000 Freehold



- Living Room
- Kitchen
- Utility Room
- 3 Further Bedrooms
- Double Garage & Parking
- Dining Room
- Conservatory/Family Room
- Master Bedroom Suite
- Bathroom
- Attractive 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: Coming to the market for the first time since it was built in 1987, this spacious, detached, house is tucked away at the end of a cul-de-sac. The nicely presented accommodation has been well maintained by the current owner and comprises hallway, cloakroom, living room, dining room, kitchen, utility room, conservatory/family room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is generous driveway parking leading to a double garage and an attractive, well tended, garden to the rear with a shed, greenhouse and summerhouse.

LOCATION: The village of Anna Valley lies just to the south of Andover. The neighbouring villages of Upper/Goodworth Clatford and Abbots Ann, provide further amenities including public houses, well regarded village schools and local churches. Andover offers a range of shopping, educational and recreational facilities including a college of further education, two golf courses, a theatre, cinema and leisure centre. The mainline railway station runs a direct line 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: Open porch with front door into:

HALLWAY: Stairs to first floor, cloaks cupboard and doors to:

CLOAKROOM: Window to front. WC and vanity cupboard with wash hand basin.

LIVING ROOM: Bay window to front and feature brick fireplace with open fire.

DINING ROOM: Window to side and French doors to garden.

KITCHEN: Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Space for range style cooker and space for fridge.

UTILITY ROOM: Work surface with inset sink with drainer. Space and plumbing below for washing machine and dishwasher. Space for fridge/freezer, understairs cupboard and door to garage.

CONSERVATORY/FAMILY ROOM: Double aspect with French doors to garden and a solid roof (new 2023).

FIRST FLOOR LANDING: Loft access, airing cupboard with hot water tank and shelving. Doors to:

MASTER BEDROOM: Bay window to front and door to:

ENSUITE SHOWER ROOM: Window to front. Large ensuite with double shower cubicle, vanity area with wash hand basin, cupboards and mirror. WC and heated towel rail.

BEDROOM 2: Window to rear and fitted wardrobe cupboard.

BEDROOM 3: Window to rear and fitted wardrobe cupboard.

BEDROOM 4: Window to rear and fitted wardrobe cupboard.

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

OUTSIDE: To the front there is an area of lawn and gated access at both sides to the rear garden. A driveway offers generous parking and access to:

DOUBLE GARAGE: Double skinned garage with footings to extend above. Two up and over doors, power, light, eaves storage and wall mounted boiler.

REAR GARDEN: Good sized and mature garden with a patio to the rear and side of the house. The remainder is laid to lawn with shrub borders and a covered seating area to the rear. There is also a shed with power, a greenhouse and log store.

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.

