

2 Cole Close, Andover, SP10 4NL  
Asking Price £565,000



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### PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co present to the market this impressive five bedroom detached family home, situated on a corner plot backing onto Anton Lakes Nature Reserve. The accommodation benefits from recent extensive modernisation, and comprises of; entrance hall with cloakroom w/c and storage, living room and spacious kitchen/diner with adjacent utility room providing access to a large integrated single-garage. To the first floor there are five bedrooms, with ensuite facilities to the master, and largest guest bedroom. A family bathroom, airing cupboard and access to a recently boarded loft offering ample storage space.

The property has been significantly updated to include, but not limited to; new glazing and external doors, a fully fitted two-tone Wren kitchen with utilities room, featuring Quartz counters and Karndean flooring, new soffits, fascias and guttering, extensive decoration including flooring, freshly skimmed ceilings, electrical outlets, lighting and an automated garage door.

Outside to the front a driveway provides off road parking for two vehicles, and leads to the garage and rear side access. The generous rear garden benefits from a recently laid patio, lawn and entertaining area. The property backs directly onto the Anton Lakes Nature Reserve, providing great access to numerous walks, nature, children's parks and a tranquil ambience.



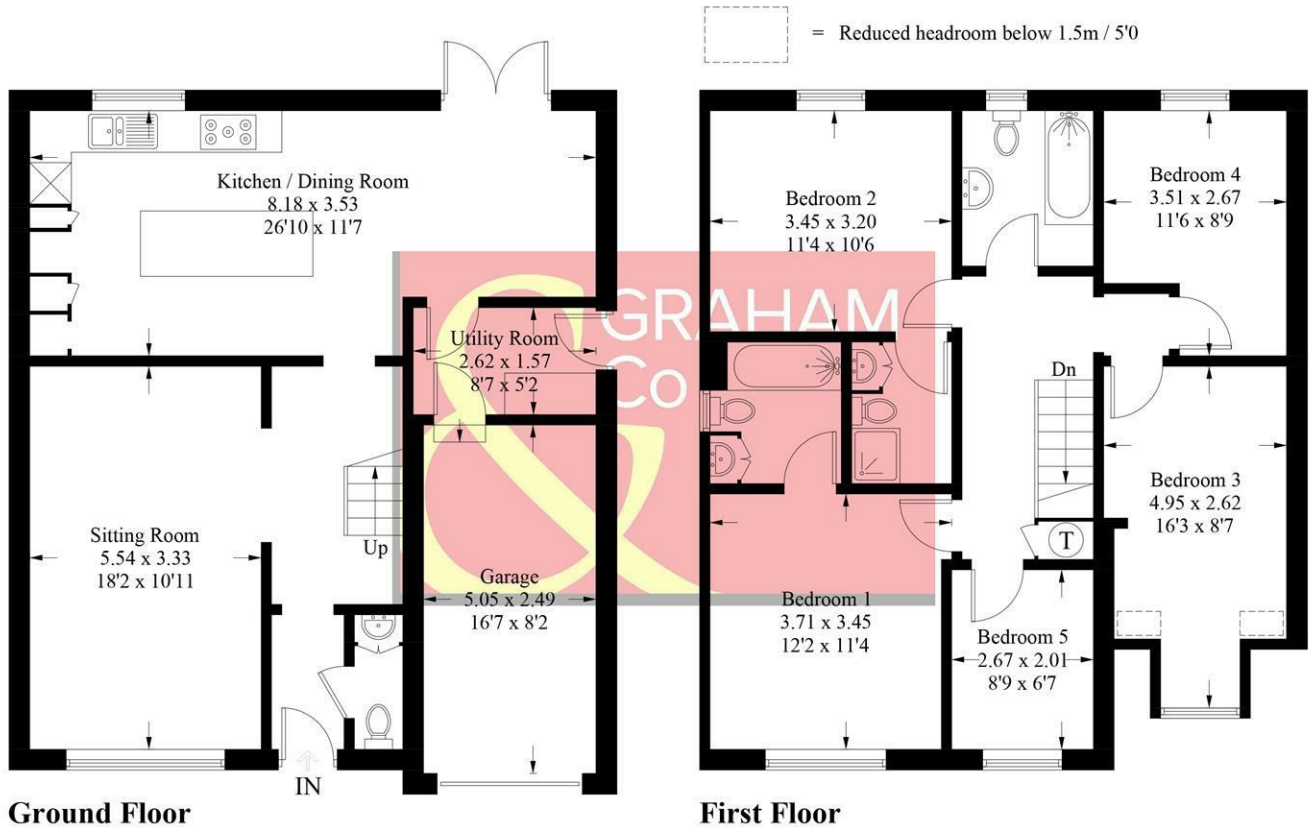


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.



## Cole Close, SP10

Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft  
(Including Garage)



PRODUCED FOR GRAHAM AND CO

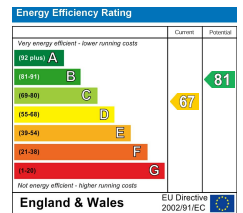
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID990809)

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