



25 Stirrup Way, Andover, SP11 6XS  
Guide Price £425,000



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#### PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co are delighted to offer to the market, this immaculately kept four bedroom family home, positioned on a corner plot in the popular Picket Twenty Development.

The accommodation comprises of; entrance hallway with cloakroom, living room, kitchen/diner, utility room, master bedroom with ensuite shower room, three further bedrooms and a family bathroom. Outside there is a landscaped garden offering good privacy, with a patio area, lawn, shed and side access. There is off street parking for four/five vehicles, along with two garages.





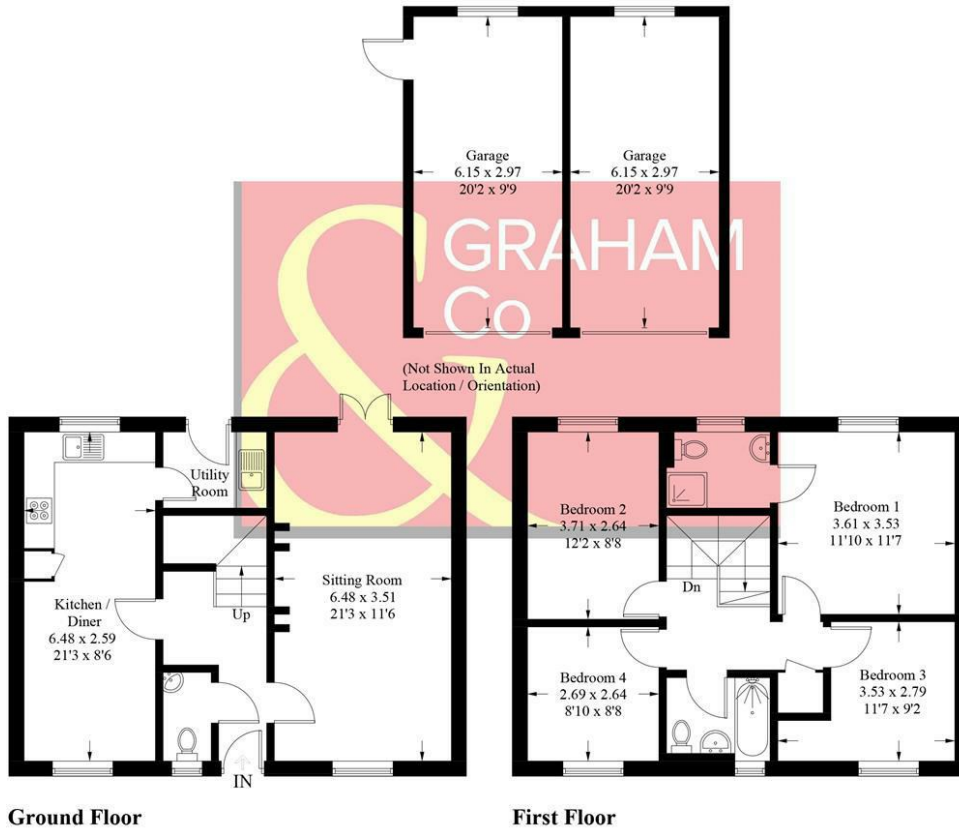
#### Picket Twenty Profile

Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



# Stirrup Way, SP11

Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft  
 Garages = 37.2 sq m / 400 sq ft  
 Total = 147.5 sq m / 1587 sq ft



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 (ID888109)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		91
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

Tax Band: E



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

