



15 Woolf Close, Andover, SP11 6SN  
Guide Price £325,000



## 15 Woolf Close, Andover, Guide Price £325,000

### PROPERTY DESCRIPTION BY Miss Jay Cowan

Nestled on the outskirts of a vibrant, sought-after modern development, this charming three-bedroom semi-detached property offers an inviting retreat in a prime location. Upon entering, you are greeted by a welcoming entrance hall, setting the tone for the warm and inviting atmosphere that permeates throughout the home. Conveniently situated on the ground floor is a thoughtfully designed downstairs cloakroom, providing practicality and ease for everyday living. The heart of the home lies in the well-appointed kitchen, boasting updated storage options that cater to both style and functionality. With ample space for culinary endeavours, this kitchen is a haven for cooking enthusiasts and hosts alike. Adjacent to the kitchen, a spacious lounge/diner awaits, featuring French doors that effortlessly connect the indoor and outdoor spaces. Flooded with natural light, this inviting area serves as a versatile space for relaxation, entertaining, and dining al fresco during warmer months. Ascending the staircase, you'll discover three generously proportioned bedrooms, each offering comfort and tranquillity. The master bedroom benefits from its own en suite, providing a private sanctuary for unwinding after a long day. A family bathroom completes the upper level, featuring a shower fitted over the bath, ensuring convenience for busy households. Outside, the property boasts driveway parking, supplemented by additional parking for visitors—a rare convenience in modern developments. An EV charging point caters to the needs of eco-conscious residents, reflecting a commitment to sustainable living. The rear garden, with its southerly aspect, captures sunlight throughout the day, creating an idyllic setting for outdoor enjoyment. A charming patio area provides the perfect spot for al fresco dining, leisurely lounging, or cultivating a vibrant garden oasis.



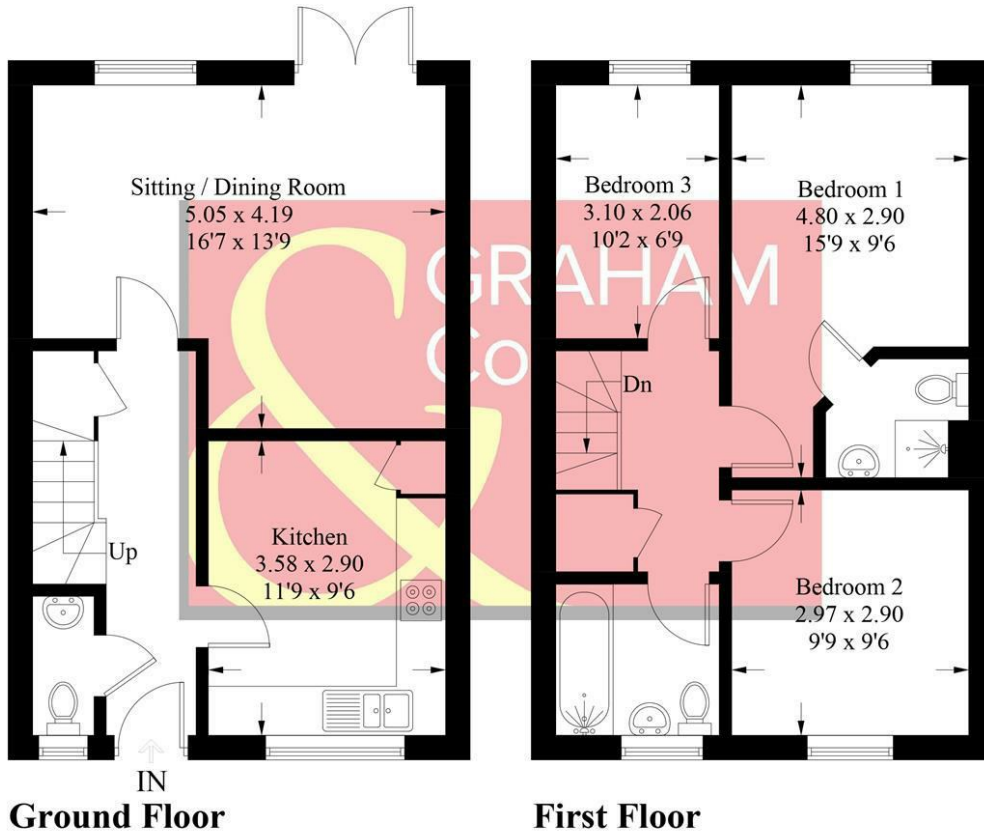


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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.



# Woolf Close, SP11

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



**Ground Floor**

**First Floor**

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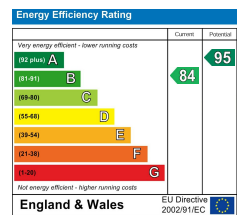
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1073799)

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