



41 Locksbridge Road, Picket Piece, Andover, SP11 6WJ
Guide Price £385,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on the charming Locksbridge Park development in Picket Piece, Andover, this delightful semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient downstairs cloakroom with a WC. The ground floor features a versatile room that can serve as either a bedroom or a study, ideal for those who work from home or require extra space.

The heart of the home is the open-plan kitchen and dining area, which provides a warm and inviting space for family gatherings and entertaining. This area seamlessly connects to the garden, allowing for easy access to outdoor living.

As you ascend to the first floor, you will find a generously sized lounge that boasts a lovely balcony, perfect for enjoying a morning coffee or evening relaxation. This floor also accommodates another well-proportioned bedroom and a family bathroom, ensuring ample space for family and guests.

The top floor is dedicated to the master bedroom, which features a convenient Jack and Jill en suite, along with an additional double bedroom. This layout offers privacy and comfort for all occupants.

Outside, the property benefits from a low-maintenance rear garden, ideal for those who prefer to spend their time enjoying rather than maintaining their outdoor space. Additionally, there is a garage and parking available, providing practical solutions for your storage and vehicle needs.

This property is a wonderful opportunity for families or professionals seeking a stylish and functional home in a desirable location. With its thoughtful design and ample space, it is sure to impress.





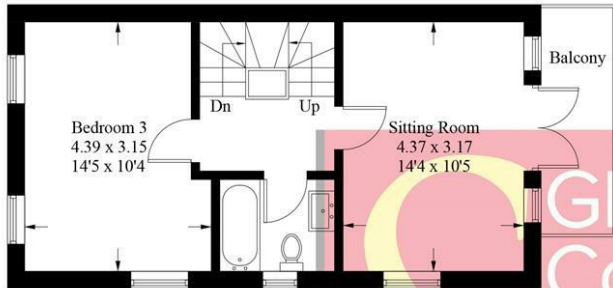
Locksbridge Park

Close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle, Locksbridge Park is a well-planned and designed new development built by Messer's David Wilson and Barratt homes. Just over a mile to the East of Andover is where you will find this development including a good mixture of property, ideally located close to the bustling town of Andover. Andover has enjoyed something of a renaissance in recent years four hundred years after its stagecoach origins, it is far from being just a commuter town. Andover is now considered by many to be a destination in its own right. The town now benefits from an eclectic mix of old-world charm and modern shopping convenience, as well as beautiful tea rooms and pubs, some dating back more than nine hundred years, supermarkets, craft galleries and interior design stores, which all border the breath-taking countryside of the Test Valley - 250 square miles of easily accessible natural beauty, which includes the world-renowned River Test.

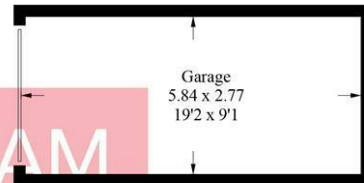


Locksbridge Road, SP11

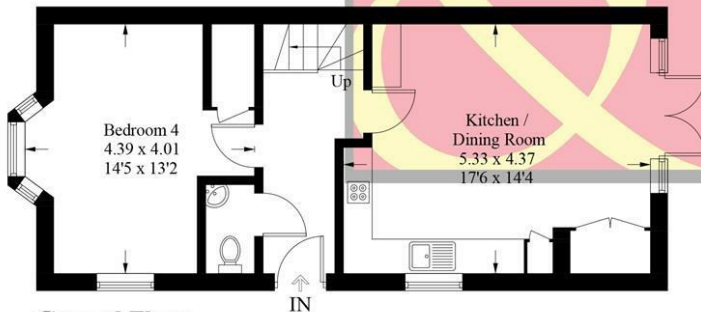
Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft
Garage = 16.1 sq m / 173 sq ft
Total = 138.5 sq m / 1490 sq ft



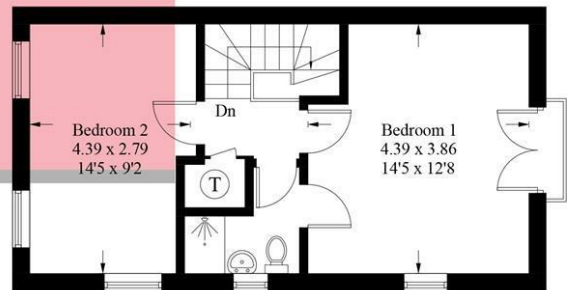
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor

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 (ID1205623)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		94
(81-94) B	84	
(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.