GRAHAM & Co

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45 Sunflower Way, Andover, SP11 6GD
Asking Price £425,000

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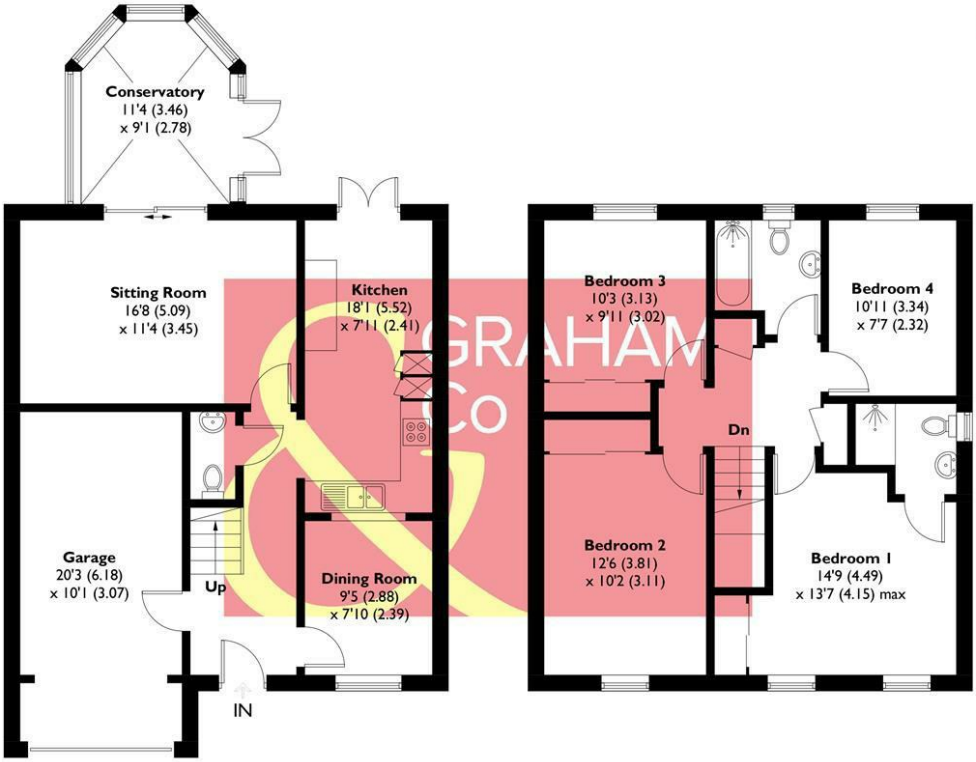
PROPERTY DESCRIPTION BY Mr Nick King

This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation extending to approximately 1600 Square feet of desirable living space, situated within a sought-after residential development and benefiting from a private driveway, integral garage, conservatory and enclosed rear garden.
The welcoming entrance hall provides access to a cloakroom/WC and leads through to the well-appointed kitchen, fitted with a range of contemporary units and ample work surface space. To the rear of the property, the generous sitting room enjoys views over the garden and opens directly into a bright conservatory, creating an excellent space for both everyday family living and entertaining. A separate dining room provides additional flexibility and could also serve as a home office or playroom.
On the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout provides an ideal balance of accommodation for growing families, those working from home, or buyers seeking additional guest space.
Externally, the property enjoys attractive kerb appeal with a driveway providing off-road parking and access to the integral garage. The enclosed rear garden is predominantly laid to lawn with a paved patio area, offering an ideal setting for outdoor dining and relaxation.
Combining generous living space, practical family accommodation and a desirable detached design, this excellent home is ready to move into and must be viewed to be fully appreciated.
Furthermore the property benefits from no estate charge.

Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.

APPROXIMATE GROSS INTERNAL AREA = 1578 SQ FT / 146.6 SQ M
(INCLUDING GARAGE)



GROUND FLOOR
864 SQ FT / 80.3 SQ M

FIRST FLOOR
714 SQ FT / 66.3 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1307535)

Produced for Graham & Co

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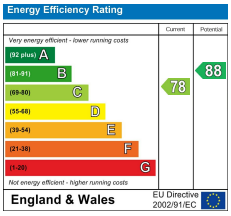

Tax Band: D

OPEN 7 DAYS

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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.