



24 Arcaro Road, Andover, SP11 6ZH
Asking Price £299,950



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This beautifully presented two-bedroom home offers stylish and modern living throughout, making it an ideal first-time purchase, investment or downsize opportunity. Positioned within a sought-after residential development, the property benefits from a well-balanced layout, private rear garden and driveway parking.

The ground floor is thoughtfully arranged, featuring a bright and welcoming sitting/dining room which provides an excellent space for both relaxing and entertaining. The room flows seamlessly through to the contemporary kitchen at the rear, fitted with a range of modern units and offering direct access out to the garden, creating a fantastic indoor-outdoor feel during the warmer months. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the property continues to impress with two well-proportioned bedrooms. The principal bedroom is particularly generous in size, while the second bedroom offers flexibility for guests, children or those working from home. Both are served by a modern family bathroom finished in a neutral style.

Externally, the rear garden has been designed for low-maintenance enjoyment, featuring a paved patio seating area ideal for outdoor dining, leading onto an enclosed lawned garden. The property further benefits from driveway parking to the side.

Finished to a modern standard throughout and offering a move-in ready feel, this superb home is perfectly suited to buyers looking for stylish, practical living within easy reach of local amenities and transport links.



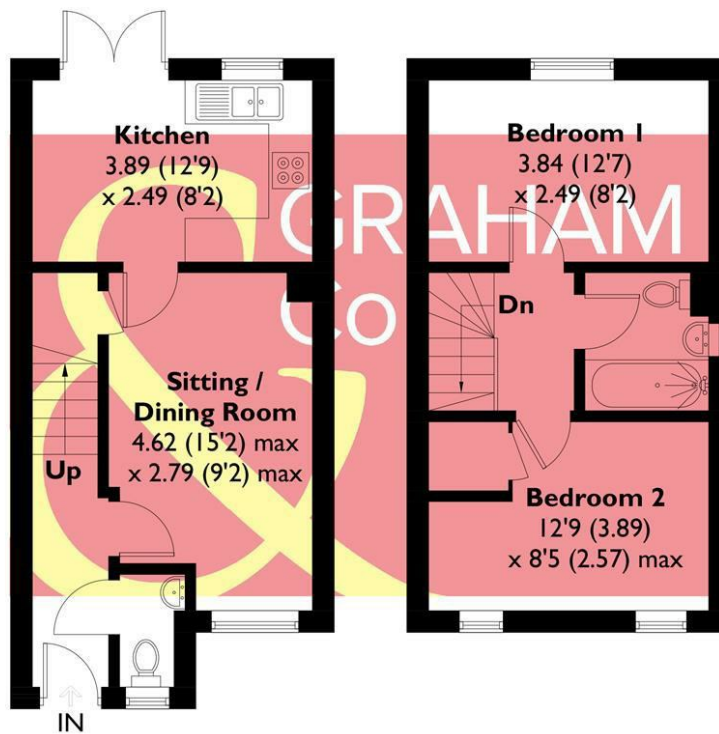


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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





APPROXIMATE GROSS INTERNAL AREA = 630 SQ FT / 58.6 SQ M



GROUND FLOOR
328 SQ FT / 30.5 SQ M

FIRST FLOOR
302 SQ FT / 28.1 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 (ID 1299992)
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	B	82	
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
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Tax Band: C



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