





**DESCRIPTION:**

Constructed in 2019 and offered for sale with the remainder of a 10 year NHBC, this semi-detached house is located on the popular Saxon Heights. The well presented accommodation, which has been improved by the current owners, is arranged on three levels and comprises a welcoming hallway, kitchen with integral appliances, a cloakroom, living room with French doors out to the garden, two first floor bedrooms with a bathroom and a top floor master bedroom with fitted wardrobe cupboards and an ensuite shower room. Outside there is driveway parking to the rear leading to a garage with gated access to a partly walled garden benefiting from two seating areas.

**LOCATION:**

The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:**

Canopy porch with front door into:

**ENTRANCE HALL:**

Stairs to first floor with understairs cupboard and recess storage, fitted cupboard and doors to:

**KITCHEN:**

Window to front. Contemporary range of eye and base level cupboards and drawers with quartz work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher, washer/drier and fridge/freezer. Cupboard with wall mounted gas boiler.

**CLOAKROOM:**

WC, wash hand basin and heated towel rail.

**LIVING ROOM:**

Windows and French doors to garden. Media wall with floating shelves, cupboards and drawers.

**FIRST FLOOR LANDING:**

Fire door to inner landing with window to front and stairs to second floor. Doors to:

**BEDROOM 2:**

Windows to rear and range of fitted wardrobe cupboards.

**BEDROOM 3:**

Window to front.

**BATHROOM:**

Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**SECOND FLOOR MASTER BEDROOM:**

Dormer window to front and Velux windows to rear. Fitted bed with cupboards to both sides, shelving and under-bed storage. Range of fitted wardrobe cupboards and door to:

**ENDUITE SHOWER ROOM:**

Velux window to rear. Double shower cubicle with rainfall shower, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is an area of lawn with a path to the front door. A footpath at the side leads to the rear.

**GARAGE:**

Driveway parking for two cars leads to the **GARAGE** with up and over door, power and light. There is also further parking for visitors. A gate leads into:

**REAR GARDEN:**

South facing and fully enclosed with a mixture of wall and fencing with a patio adjacent to the house and outside tap. The remainder is laid to lawn with a path to the rear where there is a further paved seating area.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be a further estate charge.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

