

Cuxhaven Way, SP10
 Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft
 Approximate Garage Internal Area = 23.5 sq m / 253 sq ft
 Approximate Total Internal Area = 147.6 sq m / 1589 sq ft

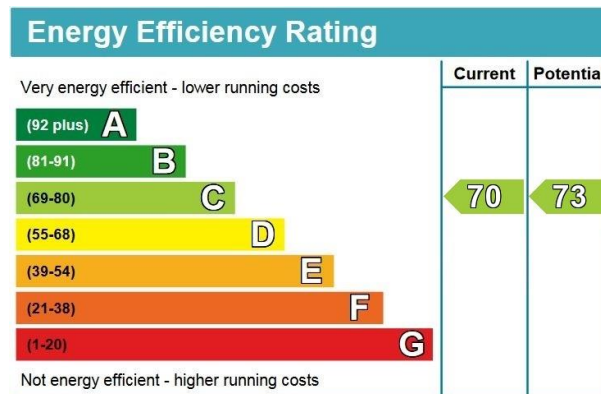


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Austin Hawk Ltd



Cuxhaven Way, Andover

Guide Price £550,000 Freehold



- Entrance Hall
- Kitchen/Breakfast Room
- Dining Room
- Three Additional Bedrooms
- Driveway & Double Garage
- Living Room
- Study
- Master Bedroom Suite
- Bathroom
- Enclosed Garden

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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DESCRIPTION:

This impressive four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. A generous entrance hall leads to a well-proportioned living room, separate dining room and dedicated study. The fitted kitchen includes integrated appliances and is complemented by a practical utility room. Upstairs, the master bedroom benefits from an en suite shower room, alongside three further bedrooms and a family bathroom. Externally, the property features a driveway providing off-road parking for several vehicles, a double garage and a beautifully landscaped garden with patio, decked seating area and ornamental trees.

LOCATION:

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 storage cupboard, porcelain tiled floor and doors to:

CLOAKROOM:

Window to front. WC and vanity cupboard with wash hand basin.

LIVING ROOM:

Window to front and patio doors to the rear garden. Feature fireplace with granite hearth housing living flame gas fire.

DINING ROOM:

Window to front.

STUDY:

Window to rear.

KITCHEN/BREAKFAST ROOM:

Windows to rear. 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 cut drainer. Inset ceramic hob with extractor over and oven below. Integral dishwasher, fridge/freezer and wine cooler. Arch to:

UTILITY ROOM:

Door to garden. Eye and base level cupboards with quartz work surfaces over. Space and plumbing for washing machine, space for fridge and cupboard with wall mounted gas boiler.

FIRST FLOOR LANDING:

Galleried landing with window to front. Loft access, airing cupboard with hot water tank and doors to:

MASTER BEDROOM SUITE:

Double aspect with arch to fitted wardrobe cupboard and door to **ENSUITE SHOWER ROOM** with shower cubicle, vanity unit with wash hand basin and WC.

BEDROOM TWO:

Window to front and fitted wardrobe cupboard.

BEDROOM THREE:

Window to rear.

BEDROOM FOUR:

Window to rear.

BATHROOM:

Window to rear. P shaped bath with shower over, vanity unit with wash hand basin and WC.

OUTSIDE:

To the front there is a lawn with gravelled borders and a path to the front door. A driveway offers parking for two cars and access to the **DOUBLE GARAGE** with automatic roller doors, power and light. A gate leads to:

REAR GARDEN:

A terraced patio area spans the rear of the property with an outside tap, power socket and ornamental shrubs. Steps lead down to a lower patio and an area of lawn bordered by mature shrubs and flowers whilst to the rear there is a raised decked seating area.

TENURE & SERVICES:

Freehold. Mains water, drainage and electricity are connected. Gas central heating to radiators.

