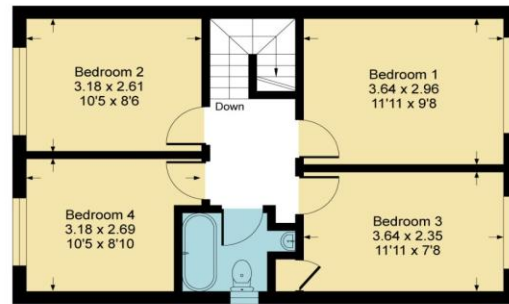


Sunnyside Close, SP10
Approximate Gross Internal Area = 105.3 sq m / 1134 sq ft

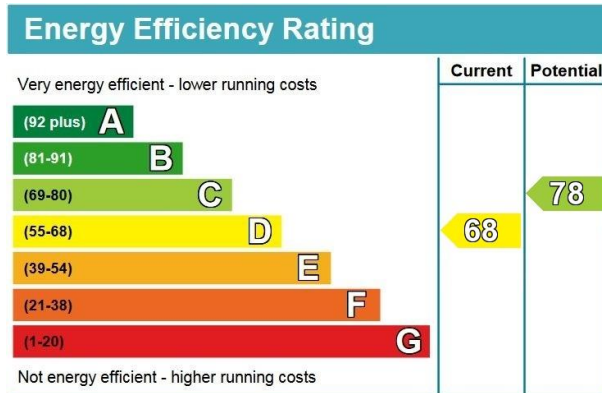


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Sunnyside Close, Charlton

Guide Price £415,000 Freehold



- Hallway
- Downstairs Cloakroom
- Four Double Bedrooms
- Generous Driveway Parking

- Living Room
- Kitchen/Dining Room
- Bathroom
- Enclosed Rear 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION: This well-presented semi-detached home is tucked away in a quiet cul-de-sac in the heart of Charlton, within easy walking distance of local amenities and Charlton Lakes. The spacious and versatile accommodation comprises an entrance hallway with stairs to the first floor, a cloakroom, a comfortable living room with open access to a play area and a modern kitchen/dining room. Upstairs, the property offers four good sized double bedrooms and a bathroom. To the front, there is a generous driveway providing ample off-road parking for up to four vehicles. The property features a secluded rear garden ideal for families and outdoor entertaining.

LOCATION: The village of Charlton lies just to the north of Andover and benefits from convenience stores, a church and public house. Nearby Charlton Lakeside Leisure Park offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run. Nearby 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:
Front door into:

HALLWAY:
Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:
Window to side. Vanity cupboard with wash hand basin and WC.

LIVING ROOM:
Windows to rear. Open access to what is currently being used as a play area with access via patio doors to the rear garden.

KITCHEN/DINING ROOM:
Dual aspect to the front. Contemporary range of eye, base and tall cupboards and drawers with work surfaces over and inset composite sink with drainer. Gas hob and extractor over. Eye level integral double oven, integral fridge/freezer, washing machine and dishwasher. Breakfast bar with seating leading to the dining area with space for a large dining table.

FIRST FLOOR LANDING:
Loft access and doors to:

BEDROOM ONE:
Window to rear. Feature wall with panelling. Double Bedroom.

BEDROOM TWO:
Window to front. Double Bedroom.

BEDROOM THREE:
Window to front. Double bedroom.

BEDROOM FOUR:
Window to rear. Double bedroom. Cupboard housing water tank.

BATHROOM:
Window to side. Panelled bath with overhead shower and glass shower screen. Vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:
To the front there is a small lawned area with the rest offering generous parking for up to four vehicles. Side path leading to front door and gated access to:

REAR GARDEN:
Secluded garden with a patio area adjacent to the property. The remainder is laid to lawn with mature plants and low maintenance borders. Garden shed.

TENURE & SERVICES:Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

