

93 Quicksilver Way, SP11 6TW
 Approximate Gross Internal Floor Area = 91.1 sq m / 981 sq ft
 Approximate Garage Internal Floor Area = 18.0 sq m / 194 sq ft
 Approximate Outbuilding Internal Floor Area = 4.2 sq m / 46 sq ft
 Approximate Total Internal Floor Area = 113.3 sq m / 1221 sq ft

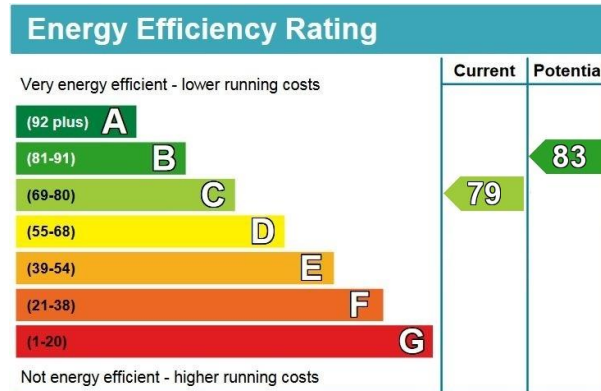


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is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



Quicksilver Way, Andover

Guide Price £400,000 Freehold



- Entrance Hall
- Living Room
- Kitchen/Dining Room
- 2 Further Bedrooms
- Driveway & Garage
- Cloakroom
- Study/Snug
- Master Bedroom Suite
- Bathroom
- Landscaped 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: Offered for sale in immaculate 'turn-key' condition, this attractive semi-detached home is situated on the popular Picket Twenty development, close to the urban park and local amenities. Beautifully re-decorated throughout with new carpets, the property has also benefited from replacement windows and doors by the current owners. The accommodation comprises an entrance hall with bespoke cloaks/shoe cupboard, cloakroom, study/snug, a spacious double-aspect living room with French doors to the garden, and a stylish re-fitted solid wood kitchen/dining room with integrated appliances. Upstairs features a principal bedroom with en-suite shower room, two further bedrooms, and a family bathroom. Outside, there is driveway parking leading to a garage, while the landscaped rear garden offers a patio area, pergola, and large shed.

LOCATION: The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:

ENTRANCE HALL:
Stairs to first floor and bespoke cloaks and shoe store. Doors to:

CLOAKROOM:
WC and wash hand basin. Decorative half panelled walls and Karndean flooring.

LIVING ROOM:
Window to front and French doors to garden.

STUDY/SNUG:
Window to front.

KITCHEN/DINING ROOM:
Window to side. Re-fitted in 2024 with a range of eye and base level solid wood cupboards and drawers with quartz work surfaces over and inset one and a half bowl sink with drainer. Inset five burner gas hob with extractor over and eye level double oven. Integral washing machine and fridge/freezer, understairs storage cupboard and cupboard with wall mounted boiler. DINING AREA with a window and door to the garden.

FIRST FLOOR LANDING:
Window to rear. Airing cupboard with hot water tank, loft access and doors to:

MASTER BEDROOM:
Window to front. Two wardrobe cupboards and door to:

ENSUITE SHOWER ROOM:
Window to rear. Shower cubicle, wash hand basin, WC, wall mounted mirror cupboard and Karndean flooring.

BEDROOM 2:
Windows to front.

BEDROOM 3:
Window to rear.

BATHROOM:
Window to front. Panelled bath with shower over, wash hand basin, WC, wall mounted cupboard and Karndean flooring.

OUTSIDE:
To the front there is a newly landscaped area of shrubs, artificial lawn and a gated path to the front door. A driveway offers parking, a new lockable gate to the rear garden and access to:

GARAGE:
Single garage with new automatic crocodile door, power, light, personal door to the garden and space for appliances.

REAR GARDEN:
Fully bespoke landscaped garden with a patio area adjacent to the house with a solid wood bespoke pergola and retaining sleepers. Steps lead up to an area of lawn with flower and shrub borders, ornamental trees and a shed.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. The estate charge is £200 p/a.

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.

