

**Sunflower Way, SP11**  
 Approximate Gross Internal Area = 89 sq m / 958 sq ft  
 Approximate Garage Internal Area = 17.9 sq m / 193 sq ft  
 Approximate Total Internal Area = 106.9 sq m / 1151 sq ft

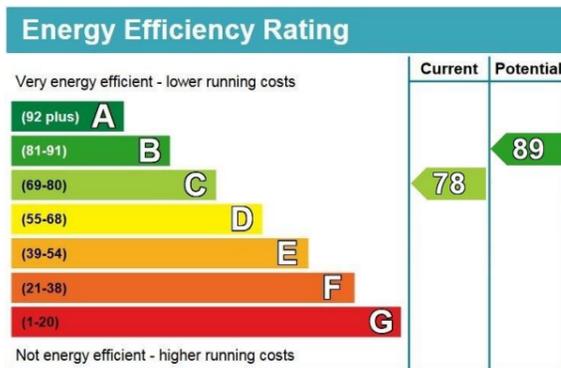


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Sunflower Way, Andover**

**Guide Price £360,000 Freehold**



- **No Onward Chain**
- **Open Plan Kitchen/Dining Room**
- **Cloakroom**
- **Two Further Double Bedrooms**
- **Garage & Driveway Parking**
- **Entrance Hallway**
- **Dual Aspect Living Room**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Landscaped South Facing 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.



Available to the property market with No Onward Chain, this three-double-bedroomed, terraced house could potentially become the perfect first family home. Located within the popular Augusta Park development to the north of Andover, the property benefits from an intelligent layout with a light and airy theme thanks to dual-aspect living accommodation. The location of the property has much to offer, with open countryside on the doorstep along with many local amenities and proximity to schools. The property has been fully renovated internally during recent years to a high specification, and comprises an entrance hallway, open-plan kitchen/dining room, dual-aspect living room, cloakroom, master bedroom suite, two further double bedrooms and a family bathroom. Outside, there is driveway parking directly in front of an attached garage and to the rear there is a recently landscaped, practical, low-maintenance south-facing garden.

The property frontage comprises a low-maintenance garden area laid with limestone chippings, bordered by wrought iron fencing. The driveway to one side of the property sits in front of the attached garage with a path to the front door under a pitched, canopy porch. A welcoming entrance hallway includes built-in storage and leads firstly to the open-plan kitchen/dining room with the dining area occupying the front of the space. The kitchen itself comprises a range of eye and base-level cupboards and drawers with quartz worksurfaces over, including matching upstands. There is a five-burner gas hob with a glass splashback, a built-in, eye-level combination oven and oven/grill, plus integrated fridge freezer, dishwasher and washing machine. The hallway then leads on past the cloakroom to the dual-aspect living room, with French doors leading out into the rear garden. The first floor provides the master bedroom suite has a front aspect with the adjoining ensuite including tiled flooring, a recessed shower enclosure with a rainfall shower system, WC, vanity hand wash basin and a heated towel rail. Bedrooms two and three are both doubles, with bedroom two including a very useful walk-in wardrobe with lighting. The family bathroom completes the layout on the first floor. The garden to the rear, recently landscaped, is low-maintenance with a block paved patio area adjacent to the rear of the property with block paved paths surrounding an area of lawn. There is a recently added personal door providing access into the rear of the attached garage.

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. Sunflower Way links Barley Road to Cheviot Road within the heart of the Augusta Park development, which boasts many local amenities including schools, a nursery, a Co-Op convenience store, fast food outlets and East Anton sports ground with Diamond Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

