

Taskers Drive, SP11
 Approximate Gross Internal Area = 136.1 sq m / 1466 sq ft
 Approximate Garage Internal Area = 11.9 sq m / 129 sq ft
 Approximate Total Internal Area = 148 sq m / 1595 sq ft



First Floor



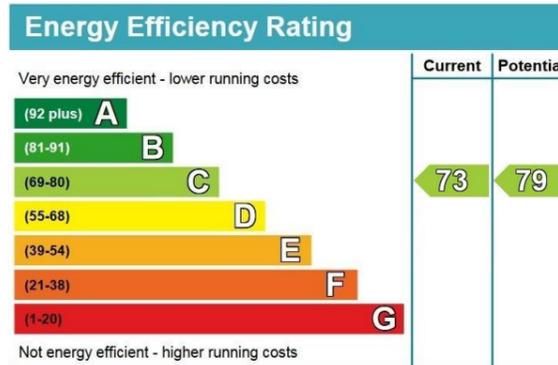
Ground Floor

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



Taskers Drive, Anna Valley

Guide Price £550,000 Freehold



- Entrance Hall
- Dining Room
- Study/Snug
- 3 Further Bedrooms
- Garage & Driveway

- Living Room
- Kitchen/Breakfast Room
- Master Bedroom Suite
- Bathroom
- Partly Walled 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 substantial, detached, house is located in a quiet cul-de-sac in the sought after village of Anna Valley. The spacious accommodation comprises entrance hall, living room, dining room, conservatory, kitchen/breakfast room, study/snug, cloakroom, master bedroom with fitted wardrobe cupboards and ensuite shower room, three further bedrooms and a bathroom. To the front there is driveway parking leading to an integral garage whilst to the rear there is partly walled garden with a patio area adjacent to the house.

LOCATION: The village of Anna Valley lies just to the south of Andover. The neighbouring villages of Upper/Goodworth Clatford and Abbots Ann, provide further amenities including public houses, well regarded village schools and local churches. Andover offers a range of shopping, educational and recreational facilities, including a college of further education, two golf courses, a theatre, cinema and leisure centre. The mainline railway station runs a direct line 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: Open porch with front door into:

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

STUDY/SNUG: Window to front, fitted shelving and LVT flooring.

LIVING ROOM: Window to front. Fireplace with gas fire and glazed double doors to:

DINING ROOM: Door to kitchen and patio doors to:

CONSERVATORY: Triple aspect with door to garden.

KITCHEN: Windows to rear. Range of eye and base level cupboards and drawers with wood-effect work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher and fridge and freezer. A central island provides additional workspace, storage and a breakfast bar. Arch to:

REAR LOBBY: Door to garden and door to:

CLOAKROOM: Window to side. Vanity cupboard with wash hand basin, WC and heated towel rail. Plumbing for washing machine and wall mounted Ideal Logic boiler.

FIRST FLOOR LANDING: Loft access and doors to:

MASTER BEDROOM: Window to front. Range of fitted wardrobe cupboards and door to:

ENSUITE: Window to front. Shower cubicle, vanity cupboard with wash hand basin and WC.

BEDROOM 2: Window to front.

BEDROOM 3: Window to rear.

BEDROOM 4: Window to rear.

FAMILY BATHROOM: Window to rear. Panelled bath with shower attachment, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is an area of shrubs and driveway parking leading to an **INTEGRAL GARAGE** with up and over door, power, light and plumbing for a washing machine. A side gate leads to:

REAR GARDEN: Fully enclosed with a brick wall and fencing. Patio area with outside tap adjacent to the house leading to an area of lawn with shingle borders and mature shrubs.

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.

