



24 Cole Close, Andover, SP10 4NL
Asking Price £495,000



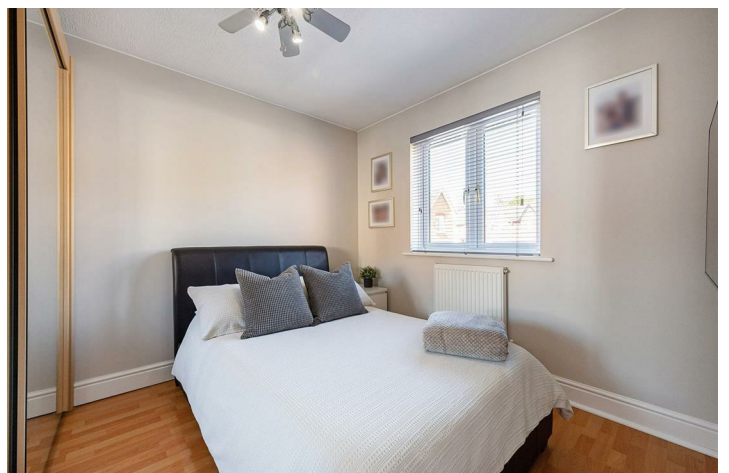
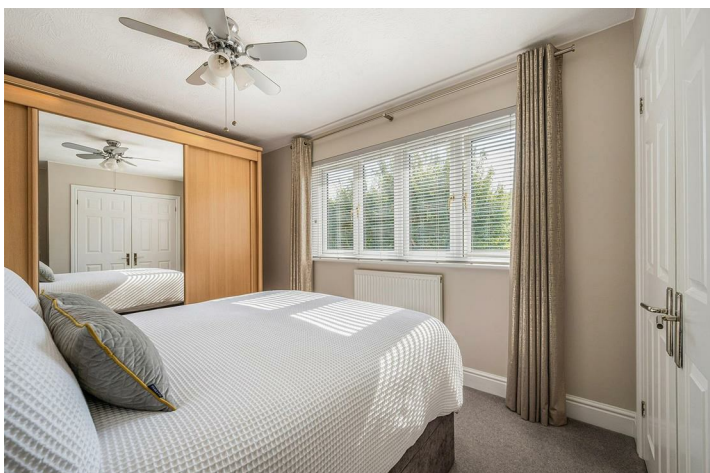
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PROPERTY DESCRIPTION BY Mr Nick King

One of the finest four bedroom detached family homes in its class, with high quality and contemporary interiors throughout, alongside a serene and stylish garden.

The accommodation comprises; entrance hallway with cloakroom, storage cupboard and courtesy door to the garage, living room now extended into the former conservatory with lantern roof and bi-fold doors to the garden, dining room, kitchen and utility room.

To the first floor there are four bedrooms, with ensuite facilities to the principal bedroom, along with a separate family bathroom. Inside flows to outside through the bi-fold doors, leading to the tranquil garden, which borders Anton Lakes Nature Reserve. The raised decking provides the perfect setting for alfresco dining, with water feature, storage options and gated side access. A resin driveway provides off street parking for two vehicles, and access to the integral garage.





Saxon Fields Profile

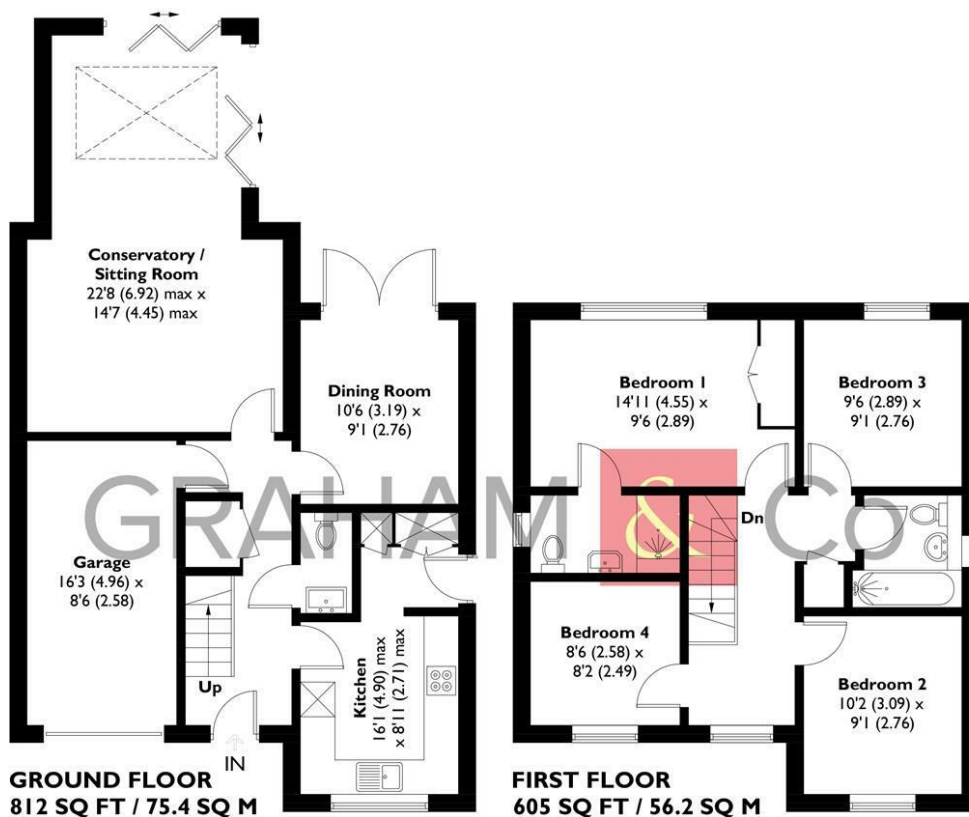
Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.





**APPROXIMATE GROSS INTERNAL AREA = 1417 SQ FT / 131.6 SQ M
(INCLUDING GARAGE)**

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1327224)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: E



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.