



Spindle Close, Andover

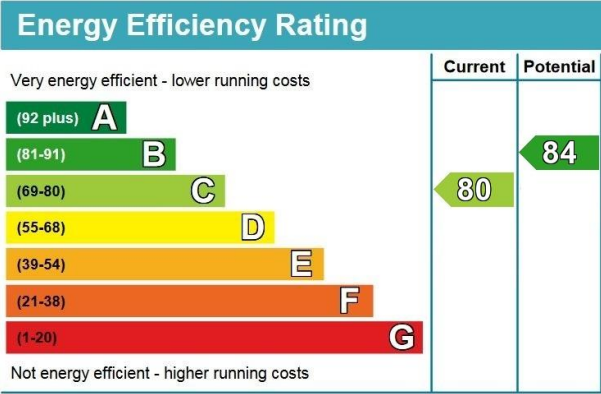
Guide Price £499,950 Freehold

- Entrance Hallway
 - Kitchen/Diner
 - Master Bedroom Suite
 - Family Bathroom
 - Garage
- Sitting Room
 - Study
 - 3 Further Double Bedrooms
 - Landscape Garden
 - Parking

Spindle Close, SP11
Approximate Gross Internal Area = 127.6 sq m / 1373 sq ft
Approximate Garage Internal Area = 18 sq m / 194 sq ft
Approximate Outbuilding Internal Area = 4.8 sq m / 52 sq ft
Approximate Total Internal Area = 150.4 sq m / 1619 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



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.



ACCOMMODATION:

Potentially the perfect family home, this four-double-bedroomed, detached house is located within the popular Saxon Heights development on Augusta Park. Constructed in 2015, the property benefits from a garage and three parking spaces. This location is close to numerous amenities with open countryside literally on the doorstep. Well presented throughout, the accommodation, comprises an entrance hallway, a kitchen/breakfast room, a cloakroom and a sitting room, study, master bedroom suite which includes fitted wardrobes and three further double bedrooms all with fitted wardrobes, serviced by a family bathroom. Outside to the rear, is a practical, low-maintenance garden.

LOCATION:

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. Spindle Close can be found on the eastern edge of the Augusta Park development off Fuller Way. The location has many local amenities, including schools, a nursery, a Co-Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby villages of Smannell with its public house and Enham Alamein, which has a village shop and a post office, are both a short distance away.

ENTRANCE HALLWAY:

Stairs to first floor. Door to built-in under stairs storage cupboard housing media hub. Under stairs recess storage space. Radiator and consumer unit. Door to:

SITTING ROOM:

Front Bay and side aspect. Open plan double doorway to:

KITCHEN/DINER:

Rear aspect with french door to garden. A range of modern eye and base level cupboards and drawers with work top over. One and a half stainless steel sink and drainer. Inset gas hob, extractor over and single oven below, stainless steel splashback. Integrated dishwasher, fridge freezer and washing machine. Tiled flooring throughout. Wall mounted cupboard housing Ideal boiler. A water softener is installed and a filter tap fitted.

CLOAKROOM:

Wash hand basin, WC and radiator.

STUDY:

Front aspect. Two good size fitted storage cupboards.

LANDING:

Access to partly boarded loft with ladder, airing cupboard housing hot water cylinder and doors to:

MASTER BEDROOM SUITE:

Bay window to front and window to side. Fitted wardrobe and door to:

ENSUITE:

Shower cubical, fully tiled, wash hand basin, WC and heated towel radiator.

BEDROOM TWO:

Front aspect. Double bedroom with fitted wardrobe.

BEDROOM THREE:

Rear aspect. Double bedroom with fitted wardrobe.

BEDROOM FOUR:

Rear aspect.

FAMILY BATHROOM:

Rear aspect. Panelled bath with shower over, wash hand basin, WC and heated towel radiator. Partly tiled walls.

OUTSIDE:

To the front there is a block paved driveway offering parking on both sides of the property. The property frontage includes shingled hardstanding with a path leading to the front door and canopy porch.

REAR GARDEN:

Landscape garden. Patio adjacent to property. Veranda with seating area lawn and path leading to a terrace with artificial grass and seating area. To the rear of the garden are retaining sleepers forming raised flower beds. Summer house with electric and an additional covered seating area. Power points and external tap, rear access to garage and two side access gates to driveway.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is no Service Fee associated with this property.

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.

