

Stalls Road, SP11

Approximate Gross Internal Area = 110.1 sq m / 1186 sq ft
 Approximate Garage Internal Area = 18 sq m / 194 sq ft
 Approximate Total Internal Area = 128.1 sq m / 1380 sq ft

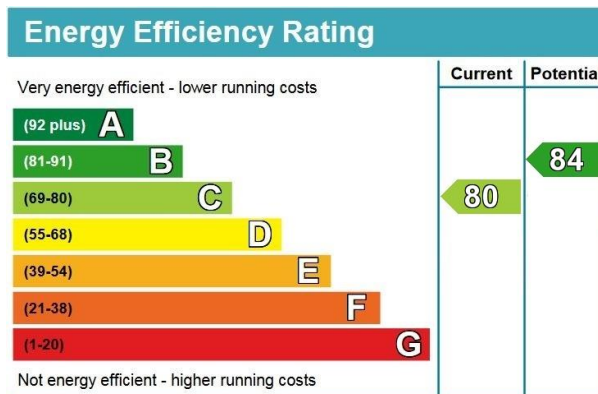


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Stalls Road, Andover

Guide Price £500,000 Freehold



- Hallway
- Kitchen/Dining Room
- Master Bedroom with Ensuite
- Fully Enclosed Rear Garden
- Living Room
- Playroom
- Three Further Bedrooms
- Garage & Double Driveway Parking

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:

Austin Hawk are pleased to present this beautifully maintained detached home, located on the sought-after Picket Twenty development. The property is in exceptional condition, having been fully renovated by the current owners. The accommodation includes an entrance hallway, cloakroom, spacious kitchen/dining room, a comfortable living room & playroom. Upstairs, there is a master bedroom with an en-suite shower room, three additional bedrooms—one of which is currently arranged as a dressing room—and a modern family bathroom. Externally, the property benefits from a fully enclosed and well-kept rear garden. To the front, there is a garage along with a double driveway providing ample off-road parking.

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.

ACCOMMODATION:

Canopy porch. Entrance into:

HALLWAY:

Solid oak herringbone flooring. Stairs to first floor. Doors to:

LIVING ROOM:

Window to front. Large spacious room with feature fire surround housing a coal effect electric fire.

PLAYROOM:

Window to the front. Solid oak herringbone flooring. Fitted cupboard leading to understairs storage area.

CLOAKROOM:

Low level contemporary style WC with vanity sink unit with feature tiled splashback.

KITCHEN/DINING ROOM:

Dual-aspect room with a window and French doors opening onto the rear garden. Solid oak herringbone flooring. The impressive, high quality contemporary kitchen features a range of eye and base level units with quartz worktops and splashbacks. It includes an inset sink, integrated washing machine, dishwasher and tumble dryer, along with a gas hob and extractor above. There is also an eye level integrated double oven and microwave. The kitchen extends into the dining area, where a full wall of floor-to-ceiling cupboards provides an integrated fridge freezer and exceptionally generous larder-style storage.

LANDING:

Stairwell window to side. Stairs up to landing area with solid oak balustrade. Fitted storage cupboard. Doors to:

MASTER BEDROOM WITH EN-SUITE:

Window to front. Large fitted mirrored wardrobes with sliding doors, leading to a stylish en-suite with fully enclosed shower with herringbone tiles. Large fitted vanity unit housing a WC and contemporary surface mounted sink with contrasting tiles used to complement the shower. Heated towel rail.

BEDROOM TWO:

Window to the rear. Large fitted mirrored wardrobes with sliding doors.

BEDROOM THREE:

Window to front. Large fitted mirrored wardrobes with sliding doors.

BEDROOM FOUR:

Window to rear. Currently used as a dressing room with large fitted mirrored wardrobes with sliding doors.

FAMILY BATHROOM:

Window to side. Impressive and spacious bathroom with panelled bath with overhead shower and glass screen. Large vanity unit, housing a WC and surface mounted sink. Heated towel rail.

OUTSIDE:

To the front the garden is laid to attractive gravel and established planting. Pathway to front door. To the side there is a single garage with power and a generous driveway with ample parking.

REAR GARDEN:

Attractive, well-maintained landscaped garden featuring a patio area adjacent to the house, extending to the rear of the garden and along the far side of the garage. Decorative trellis-style fencing has been thoughtfully installed in sections, complementing a generous lawn and well-stocked borders with established plants and shrubs.

TENURE & SERVICES:

Freehold, Mains water, electricity and gas are connected to the property. Gas central heating. There is an annual estate charge applied to the property of approx £200 per annum.

