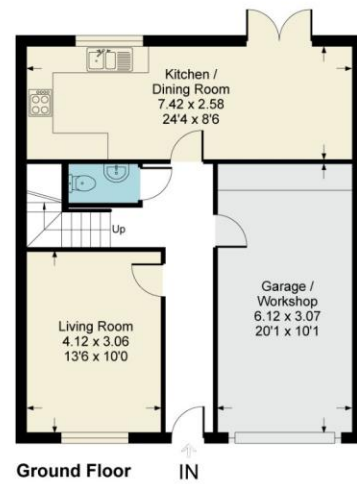
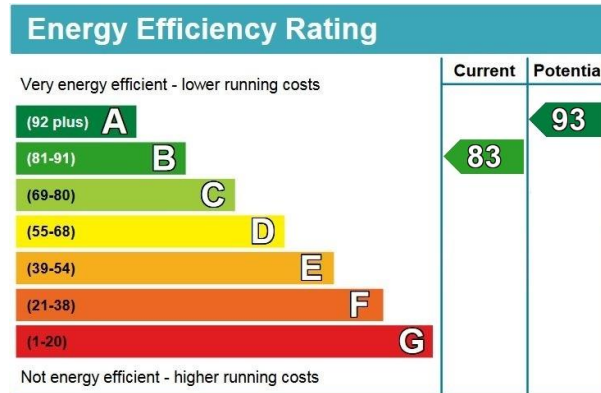


Arcaro Road, SP11
 Approximate Gross Internal Area = 106.7 sq m / 1149 sq ft
 Approximate Garage / Workshop Internal Area = 18.7 sq m / 202 sq ft
 Approximate Total Internal Area = 125.4 sq m / 1351 sq ft



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.



Arcaro Road, Andover

Guide Price £475,000 Freehold

- No Onward Chain
- Living Room
- Cloakroom
- Three Further Bedrooms
- Garage & Driveway Parking
- Entrance Hallway
- Open Plan Kitchen/Dining Room
- Master Bedroom Suite
- Family Bathroom
- Landscaped Rear Garden

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



Available to the property market with No Onward Chain, this modern detached, four-bedroomed house is situated in a peaceful cul-de-sac on the outskirts of the sought-after Picket Twenty development. Offering light and airy, well-designed living space, the accommodation is immaculately presented throughout and comprises a ground floor with an entrance hallway, a cloakroom, a living room, and an expansive open-plan kitchen/dining room with French doors opening onto the south-west-facing rear garden. On the first floor, there is a good-sized master bedroom suite, two further double bedrooms and a good-sized single bedroom plus a family bathroom. Outside, the home benefits from driveway parking for two cars in front of an integral garage/workshop. There is an area of lawn to the front plus gated side access into an attractive, landscaped rear garden. The property was constructed in 2019 and is offered for sale with the remainder of a ten-year building's warranty.

The entrance hallway is located centrally on the ground floor and provides access to the front aspect living room and the cloakroom, plus, provides internal access to the integral garage/workshop which also has an automated external roller door opening out to the driveway along with a fitted workbench, power and lighting. The open-plan kitchen/dining room is a particularly light and airy space, spanning the rear of the ground floor with both a window and French doors to the rear garden. On the first floor, the master bedroom has a front aspect and includes freestanding wardrobe storage along with an adjoining ensuite shower room. Bedroom two is a rear aspect double with views over the nearby playing fields, whilst bedroom three, also a double, has a window to the front. The fourth bedroom, a good-sized single, also has views over the playing fields to the rear. The rear garden features an Indian Sandstone terrace adjacent to the width of the rear of the property and extends to both sides, one side providing garden shed storage and the opposite side with gated access to the front of the property. Steps lead down from the terrace alongside retaining sleepers that form a raised herbaceous border to an area of lawn with a shrub border including mature fruit trees, namely apple, pear, plum and cherry.

Arcaro Road is located on the northern edge of the Picket Twenty development off Picket Twenty Way. The development borders Harewood Forest with access to public footpaths around the development's edge. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op convenience store, an Urban Park, sports pitches and open green space. The property occupies an elevated position with views back across what is a substantial area of green space which is literally just a hundred metres away. Andover itself 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.

