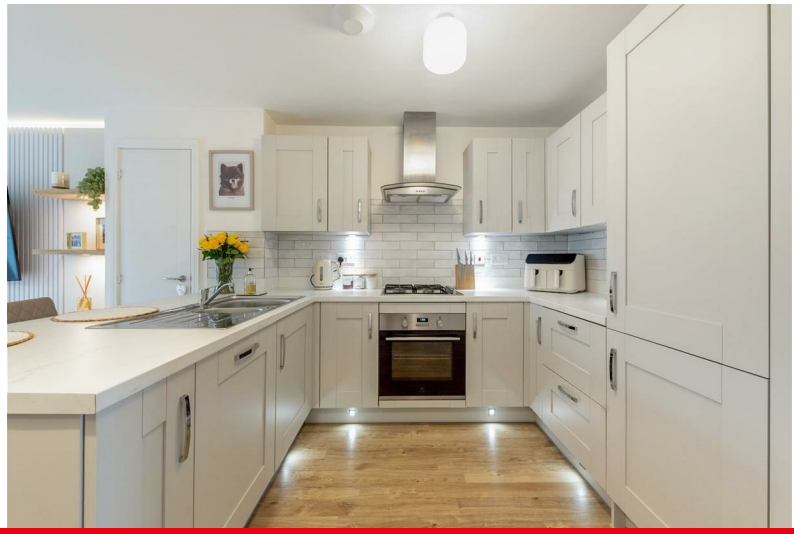
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# 25 Brodgar Way, Andover, SP11 6JZ

## Guide Price £325,000



# 25 Brodgar Way, Andover,
# Guide Price £325,000

## PROPERTY DESCRIPTION BY Mr Wayne Turpin

Welcome to this stunning semi-detached house located on Brodgar Way in the charming town of Andover. This beautifully finished home offers a perfect blend of modern living and comfort, making it an ideal choice for families or professionals alike.

As you enter, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom and utility area. The heart of the home is the fitted kitchen, which is both stylish and functional, providing ample space for culinary creations. Adjacent to the kitchen is a spacious sitting room that features a dining area, perfect for entertaining guests or enjoying family meals.

This delightful property boasts two generously sized double bedrooms, with the master bedroom benefiting from its own en-suite bathroom, ensuring privacy and convenience. A well-appointed family bathroom serves the second bedroom and guests alike.

Outside, the property features a beautifully landscaped garden, offering a serene space for relaxation or outdoor activities. The driveway provides parking for two vehicles, adding to the practicality of this lovely home.

With its modern finishes and thoughtful layout, this property on Brodgar Way is not to be missed. It presents an excellent opportunity for those seeking a comfortable and stylish living space in a desirable location.





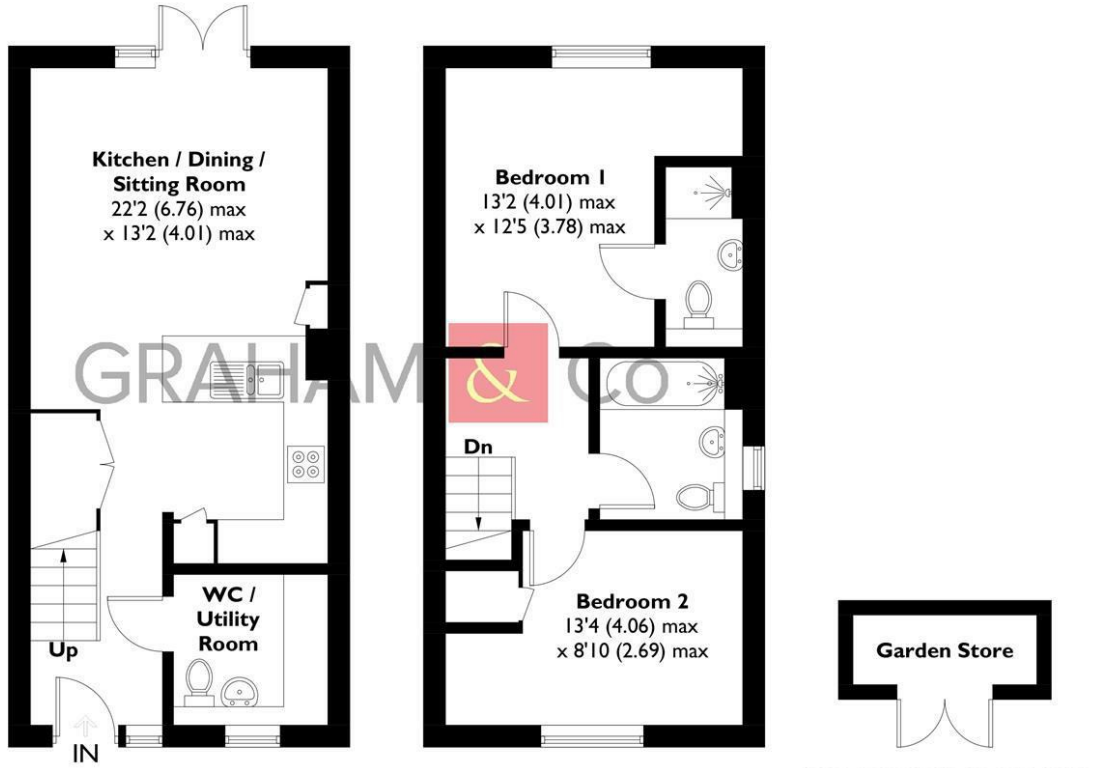


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



APPROXIMATE GROSS INTERNAL AREA = 784 SQ FT / 72.8 SQ M
GARDEN STORE = 26 SQ FT / 2.4 SQ M
TOTAL = 810 SQ FT / 75.2 SQ M

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**GROUND FLOOR**
**394 SQ FT / 36.6 SQ M**

**FIRST FLOOR**
**390 SQ FT / 36.2 SQ M**

**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

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 (ID1344158)

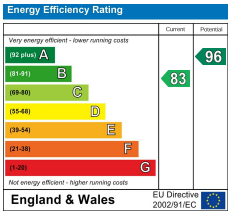
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.