



25 Picket Twenty Way, Andover, SP11 6TJ
Offers Over £450,000



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PROPERTY DESCRIPTION BY Kim Portsmouth

A beautifully presented three-storey semi-detached townhouse, offering stylish and versatile accommodation perfectly designed for modern family living. With four well-proportioned bedrooms, a stunning first-floor sitting room with Juliet balcony, landscaped south-facing garden, and a semi-detached garage with EV charger, this superb home combines practicality with contemporary comfort throughout.

The property is entered via a spacious and welcoming entrance hall, leading through to an impressive kitchen/dining room forming the heart of the home. Thoughtfully designed for both everyday family life and entertaining, the kitchen offers generous worktop space, ample storage, and an attractive outlook over the rear garden, while the dining area provides plenty of room for hosting family and friends. A separate study offers excellent flexibility for home working, a playroom, or snug, complemented by a convenient ground-floor cloakroom.

Arranged across the upper floors, the accommodation continues to impress with four spacious and versatile bedrooms, ideally suited to growing families or visiting guests. The principal bedroom is positioned on the first floor and benefits from an en-suite shower room, creating a private and peaceful retreat. The remaining bedrooms are served by a contemporary family bathroom and offer flexibility for a variety of lifestyles.

A standout feature of the home is the superb first-floor sitting room, bright and spacious with an elevated outlook and double doors opening to a Juliet balcony, allowing plenty of natural light to flood the space and creating an airy, inviting atmosphere.

Externally, the property enjoys a landscaped south-facing rear garden designed with low maintenance in mind, featuring a generous patio seating area ideal for outdoor dining and



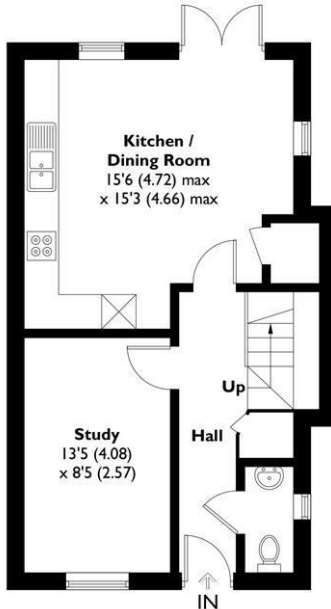


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.

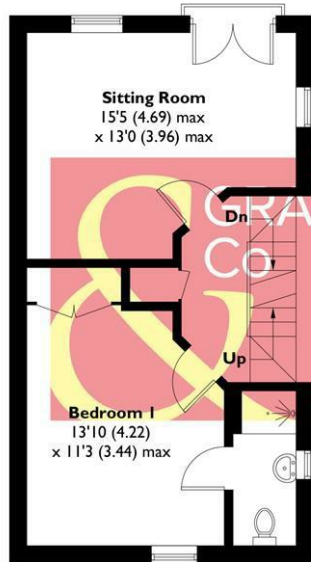




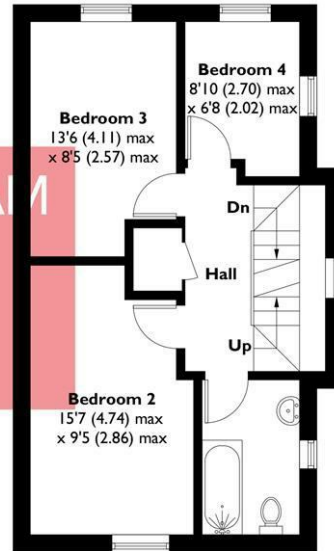
APPROXIMATE GROSS INTERNAL AREA = 1410 SQ FT / 131.1 SQ M
GARAGE = 201 SQ FT / 18.7 SQ M
TOTAL = 1611 SQ FT / 149.8 SQ M



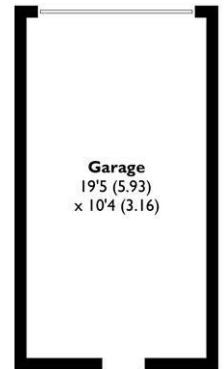
GROUND FLOOR
472 SQ FT / 43.9 SQ M



FIRST FLOOR
470 SQ FT / 43.7 SQ M



SECOND FLOOR
468 SQ FT / 43.5 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 (ID 1293888)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

