

Lords Way, SP11
 Approximate Gross Internal Area = 89.2 sq m / 960 sq ft
 Approximate Garage Internal Area = 18.1 sq m / 195 sq ft
 Approximate Outbuilding Internal Area = 9.4 sq m / 102 sq ft
 Approximate Total Internal Area = 16.7 sq m / 1257 sq ft

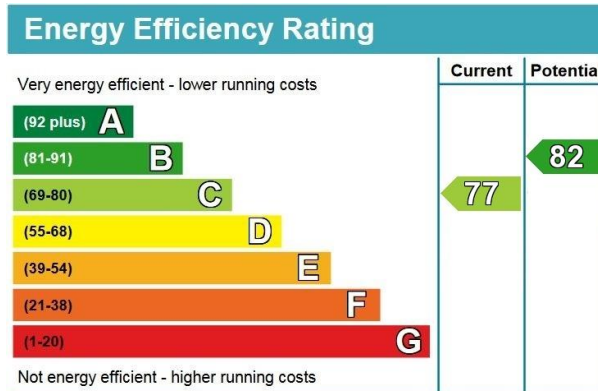


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Lords Way, Andover

Guide Price £385,000 Freehold



- Entrance Hallway
- Cloakroom
- Master Bedroom Suite
- Family Bathroom
- Attractive, Practical Rear Garden
- Good-Sized Living Room
- Open Plan Kitchen/Dining Room
- Two Further Double Bedrooms
- Garage & Driveway Parking
- Modern Summerhouse

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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Immaculately presented both inside and out, this detached, three-double-bedroomed family home has a light and airy theme throughout thanks to a design with the majority of rooms benefiting from a dual aspect. The property is located within the popular Augusta Park development with original construction completed in 2014 with benefits including generous driveway parking and an attached garage plus a number of enhancements as undertaken by the current owners during their tenure. The accommodation itself comprises a welcoming entrance hallway, a modern, contemporary kitchen/dining room, a good-sized living room, a cloakroom, a master bedroom suite, two further double bedrooms and a family bathroom. Outside to the rear, there is an attractive, practical, low-maintenance garden with a modern summerhouse that can be utilised as a Home Office or a Gym if desired.

The property frontage is bordered by a wrought iron fence with driveway access and a path leading to the front door under a pitched canopy porch. The block-paved driveway wraps from one side of the property to the rear and leads to the attached garage with a recently added automated roller door. The garage itself includes extensive LED strip lighting, a workbench, numerous double power sockets, a range of fitted full-height storage cupboards and a boarded loft space for storage with an integral ladder for access. Inside the property itself, the entrance hallway is located centrally with the cloakroom and kitchen/dining room to one side and the living room, complete with recently fitted Karndean flooring opposite. The kitchen includes a range of eye and base level cupboards and drawers with worksurfaces over and extending to a peninsular. There is an inset five-burner gas hob with oven/grill below, an integrated slimline dishwasher as well as space and plumbing for additional appliances. Additional kitchen storage is provided with a door to a built-in, walk-in cupboard. The first floor is arranged with the master bedroom suite occupying one side and, as with bedroom two, benefits from a dual aspect. Bedroom three has a side aspect. The family bathroom with a window to the front includes a panelled bath with a rainfall shower system over. The garden to the rear follows the theme of immaculate presentation and also has been recently enhanced. A patio area adjacent to the living room has been extended and now links to the summerhouse alongside an area of artificial lawn with raised planters.

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. Augusta Park can be found on the northern side of Andover with Lords Way located alongside Icknield Way, which was the Roman Road that linked Winchester to Cirencester. Lords Way has vehicular access via East Anton Farm Road near the northern edge of the development. Augusta Park boasts many local amenities, including schools, a nursery, a Co-Op convenience store, fast-food outlets and East Anton sportsground with Diamond Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby and the development borders open countryside with the nearby villages of Smannell with its public house and Enham Alamein, which has a village shop and a post office, both a short distance away.

