

Mustard Way, SP11
 Approximate Gross Internal Area = 153.9 sq m / 1657 sq ft
 Approximate Garage / Gym Internal Area = 36.8 sq m / 397 sq ft
 Approximate Total Internal Area = 190.7 sq m / 2054 sq ft

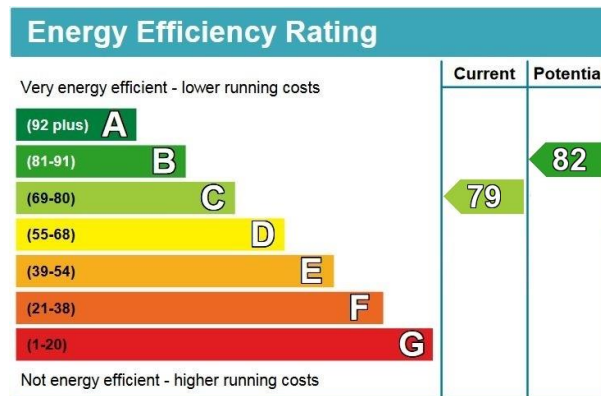


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Mustard Way, Andover

Guide Price £525,000 Freehold



- Entrance Hall
- Kitchen/Dining Room
- Living Room
- 3 Further Bedrooms
- Attractive Garden

- Snug/Family Room & Study
- Utility & Cloakroom
- Master Bedroom Suite
- Bathroom
- Double Garage & Driveway

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: Offered for sale with no onward chain, this substantial town house, which was the show home, is located in a quiet cul-de-sac of only seven houses on the edge of Augusta Park. The accommodation is arranged on three floors and comprises entrance hall, snug/family room, study, kitchen/dining room with French doors to the garden and integral appliances, a utility room and cloakroom. To the first floor there is a double aspect living room with Juliet balconies, a bedroom - also with a Juliet balcony - and a cloakroom whilst to the second floor there is a master bedroom with ensuite shower room, two further double bedrooms and a bathroom. Outside there is generous driveway parking leading to a double garage and an enclosed garden to the rear with a decked seating area.

LOCATION: The property is located on the popular Augusta Park development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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: Front door into **ENTRANCE HALL** with tiled flooring and stairs to first floor. Doors to:

SNUG/FAMILY ROOM: Window to front and air conditioning unit.

STUDY: Window to front and air conditioning unit.

KITCHEN/DINING ROOM: Window to rear. Range of eye and base level cupboards and drawers with granite work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer. Open access to **DINING AREA** with French doors to garden and storage cupboard. Door to:

UTILITY ROOM: Door to garden. Eye and base level cupboards with granite work surface over and inset stainless steel sink with drainer. Space and plumbing for washing machine, cupboard with wall mounted boiler and door to:

CLOAKROOM: WC and wash hand basin.

FIRST FLOOR LANDING: Window to side. Stairs to second floor, airing cupboard, walk-in storage cupboard and doors to:

LIVING ROOM: French doors to front and rear with Juliet balconies. Fireplace with marble hearth and inset electric fire.

BEDROOM 4: French doors to front with Juliet balcony.

CLOAKROOM: Window to rear. WC and wash hand basin.

SECOND FLOOR LANDING: Window to side. Loft access and doors to:

MASTER BEDROOM: Window to rear. Wardrobe cupboards, air conditioning unit and door to:

ENSUITE SHOWER ROOM: Window to rear. Shower cubicle, wash hand basin and WC.

BEDROOM 2: Windows to front. Wardrobe cupboards and air conditioning unit.

BEDROOM 3: Window to front and air conditioning unit.

BATHROOM: Window to rear. Panelled jacuzzi bath with shower attachment, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is a gravelled area with shrubs and a path to the front door. A driveway to the side offers parking for six cars, gated access to the rear garden and access to:

GARAGE: Double garage which is split into two with a stud wall with one side used as a gym with a door to the garden.

REAR GARDEN: Patio adjacent to the property with outside tap and extending to the garage. The remainder is laid to lawn with a decked seating area and trees.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

