

Cole Close, SP10

Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft
Approximate Garage Internal Area = 12.9 sq m / 139 sq ft
Approximate Total Internal Area = 128 sq m / 1378 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.

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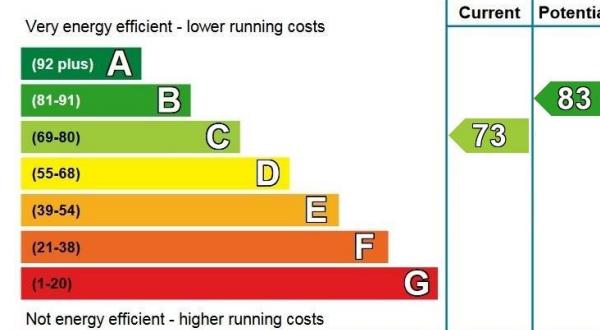


Cole Close, Andover

Guide Price £470,000 Freehold



Energy Efficiency Rating



- Hallway
- Dining Room
- Kitchen & Utility
- 3 Further Bedrooms
- Garage & Parking

- Living Room
- Conservatory
- Master Bedroom Suite
- Bathroom
- Attractive Garden

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 detached family home is located on the edge of the popular Saxon Fields. The spacious accommodation comprises hallway, cloakroom, living room, dining room, conservatory, kitchen with utility area, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is driveway parking leading to an integral garage and an attractive garden to the rear with a large patio and additional covered seating area.

LOCATION: 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:

HALLWAY: Window to front. Stairs to first floor and cloaks/storage cupboard. Doors to:

CLOAKROOM: WC and wash hand basin.

LIVING ROOM: Window to front. Feature inset electric fire and double doors to:

DINING ROOM: Door to kitchen and French doors to:

CONSERVATORY: Triple aspect with door to garden.

KITCHEN: Window to rear. Range of eye and base level cupboards and drawers, including pull out larder unit, with slate effect work surfaces over and inset one and a half bowl sink with drainer and water softener. Inset induction hob with extractor over and eye level double oven. Integral fridge and arch to:

UTILITY AREA: Door to garden. Eye level cupboards and work surface with space and plumbing below for washing machine and dishwasher. Integral microwave and door to garage.

FIRST FLOOR LANDING: Galleried landing with window to front. Access via a ladder to boarded loft, airing cupboard with hot water tank and doors to:

MASTER BEDROOM: Window to front. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM: Window to side. Shower cubicle, vanity cupboard with wash hand basin and WC.

BEDROOM 2: Window to rear and fitted wardrobe cupboard.

BEDROOM 3: Window to rear and fitted wardrobe cupboard.

BEDROOM 4: Window to front. Currently used as an office.

BATHROOM: Window to side. Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE: To the front there is an area of lawn with shrubs and gated access to the rear garden. A driveway offers parking for two cars and access to:

GARAGE: Integral garage with electric roller door and door to utility room.

REAR GARDEN: Attractive garden which is arranged on two levels with a block paved patio adjacent to the house. A retaining wall with steps lead up to an area of lawn with trees, shrubs and a covered, decked, seating area. There is also a shed and outside tap.

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.

