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15 Hartack Close, Andover, SP11 6ZJ

Guide Price £445,000

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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Nestled in the tranquil cul-de-sac of Hartack Close, Andover, this beautifully presented detached house offers a perfect blend of modern living and comfort. Built in 2019, the property spans an impressive 1,141 square feet and boasts a well-thought-out layout that is ideal for families or those seeking extra space.
Upon entering, you are greeted by a welcoming sitting room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The newly fitted stylish kitchen, which is open plan to the dining area, creates a seamless flow between spaces, making it an ideal setting for family gatherings and dinner parties. Additionally, the property features a convenient boot room/utility area, enhancing practicality for everyday living.
This home comprises four generously sized bedrooms, including a master suite with an ensuite bathroom, ensuring comfort and privacy for all family members. A further well-appointed bathroom serves the remaining bedrooms, providing ample facilities for family and guests alike.
Outside, the property is complemented by beautifully landscaped gardens, offering a serene outdoor space to enjoy. The driveway provides parking for up to four vehicles, along with a garage/store for additional storage needs.
This delightful home in Hartack Close is not just a property; it is a lifestyle choice, combining modern amenities with a peaceful setting. With its proximity to local amenities and excellent transport links, this residence is a must-see for anyone looking to settle in Andover.

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 = 1220 SQ FT / 113.4 SQ M
(EXCLUDING GARAGE)
GARAGE & SHED = 139 SQ FT / 12.9 SQ M
TOTAL = 1238 SQ FT / 115.1 SQ M

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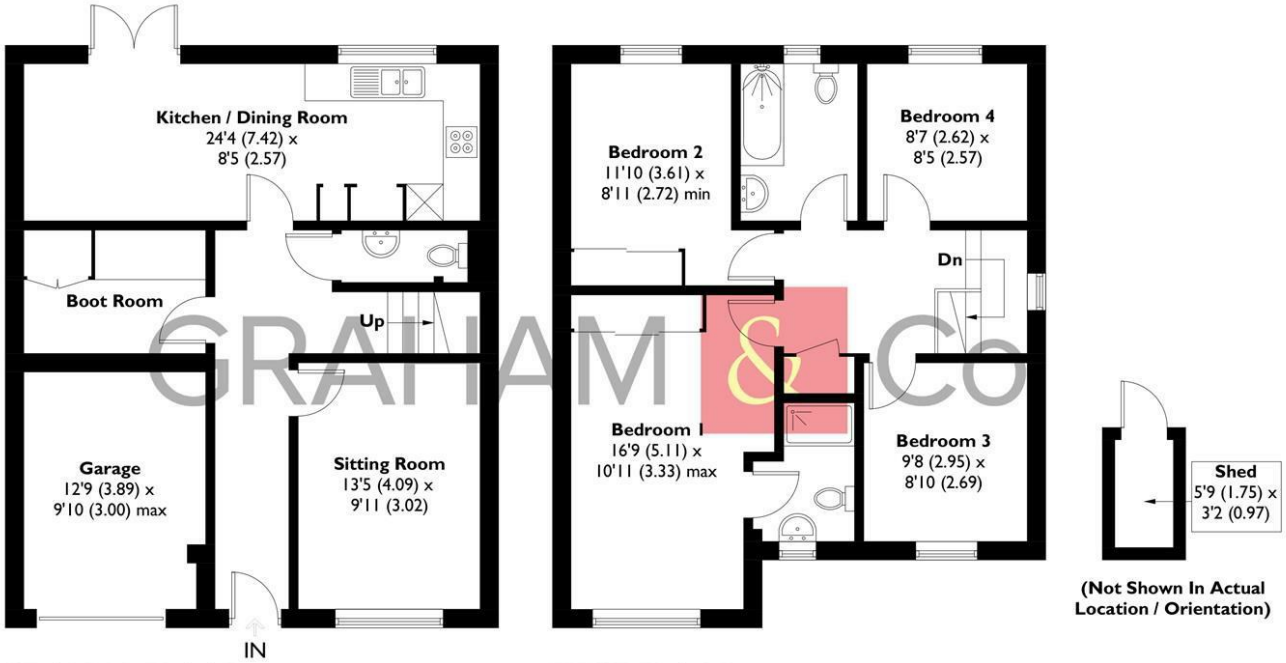

GROUND FLOOR
570 SQ FT / 53.0 SQ M

FIRST FLOOR
650 SQ FT / 60.4 SQ M

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 (ID1338385)
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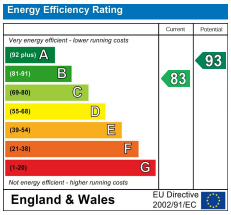

Tax Band: E

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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.

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