Sunflower Way, Andover, SP11

Approximate Area = 1478 sq ft / 137.3 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1671 sq ft / 155.2 sq m
For identification only - Not to scale

FIRST FLOOR

GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Austin Hawk Ltd. REF: 990739

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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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Sunflower Way, Andover **Guide Price £450,000 Freehold**

- **Entrance Hallway**
- **Kitchen Dining Room**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Driveway Parking**
- **Cloakroom**
- **Two Reception Rooms**
- **Three Further Double Bedrooms**
- **Garage**
- **Low Maintenance Garden**

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DESCRIPTION: This well presented four bedroomed detached family home has a light and airy feel throughout thanks to an intelligent "L shaped" floorplan design that provides dual aspect rooms on both floors. The location within the popular Augusta Park development to the north of Andover has much to offer with green space and open countryside on the doorstep along with many local amenities and proximity to schools. The accommodation comprises entrance hallway, kitchen with dining space, cloakroom, living room, separate dining room, master bedroom suite with en-suite shower room plus three further double bedrooms and a family bathroom. Outside there are two allocated parking spaces directly in front of a garage. The garage and parking area are accessed via a driveway to one side of the property whilst to the rear there is a low maintenance, mature rear garden.

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. Sunflower Way links Barley Road to Cheviot Road within the heart of the Augusta Park development which boasts many local amenities including schools, a nursery, a Co Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

OUTSIDE: A short path leads from Sunflower Way itself through mature shrub beds directly to the front door of the property under a wide canopy porch. A tarmacadam driveway to one side of the property leads to the allocated parking spaces in front of the garage whilst there is gated access to the rear garden from the front of the property on the opposite side.

ENTRANCE HALLWAY: Window to rear and stairs to first floor. Laminate flooring, door to understairs cupboard housing media hub. Door to:

CLOAKROOM: Window to side and tiled flooring. Close coupled WC, pedestal hand wash basin and radiator.

LIVING ROOM: Good sized dual aspect with windows to the front and French Doors providing access to the rear garden. Radiators.

OPEN PLAN KITCHEN/DINING ROOM: Generous sized kitchen/dining room with a dual aspect. Windows to both sides along with French Doors to one side also providing access to the rear garden. Tiled flooring. Range of eye and base level cupboards and drawers with worksurfaces over. Inset one and a half bowl stainless steel sink and drainer. Inset gas hob with extractor over and double ovens/grill below. Space and plumbing for dishwasher and washing machine, space for American style fridge freezer. Cupboard housing wall mounted gas boiler. Open plan to dining area with a breakfast bar island and storage below.

DINING ROOM: Separate dining room also with a dual aspect. Windows to the front and side. Radiator and consumer unit.

LANDING: Door to airing cupboard housing unvented hot water cylinder. Radiator.

MASTER BEDROOM SUITE: Dual aspect with windows to both sides. Extensive fitted wardrobe cupboards. Radiator. Door to:

ENSUITE SHOWER ROOM: Window to side. Tiled flooring. Double walk-in shower cubicle, close coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO: Good sized double bedroom with a dual aspect, windows to both front and rear. Extensive fitted wardrobe storage. Radiator.

BEDROOM THREE: Small double bedroom with a dual aspect, windows to both front and side. Access to the loft space via a pull-down loft ladder. Radiator.

BEDROOM FOUR: Small double bedroom with window to front. Door to built-in wardrobe cupboard. Radiator. Currently used as an office.

FAMILY BATHROOM: Window to side. Tiled flooring. Panelled bath with shower over. Close coupled WC, pedestal hand wash basin, radiator.

REAR GARDEN: Accessed externally from a side gate leading to the front of the property or internally via French Doors from either the kitchen/dining room or the living room. Patio adjacent to the rear of the property. Mainly laid to lawn with mature flower and shrub borders. Garden shed and a raised fruit/vegetable bed.

TENURE & SERVICES: Freehold. Mains water, drainage, electricity and gas are connected. Gas fired 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.