



8 Burkal Drive, Andover, SP10 4NA  
Guide Price £450,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned on the sought after Saxonfields Development to the North side of Andover, Graham & Co are delighted to bring to the market this spacious four bedroom detached family home. The property itself benefits from an entrance hall with cloakroom, living room with views to front leading to dining room then onto conservatory, newly fitted kitchen/breakfast room, utility and a play room/further utility. To the first floor there are four double bedrooms, en-suite shower room and family bathroom, gas central heating and double glazing. Out side there is a drive to front with side access to an enclosed rear garden. NO CHAIN



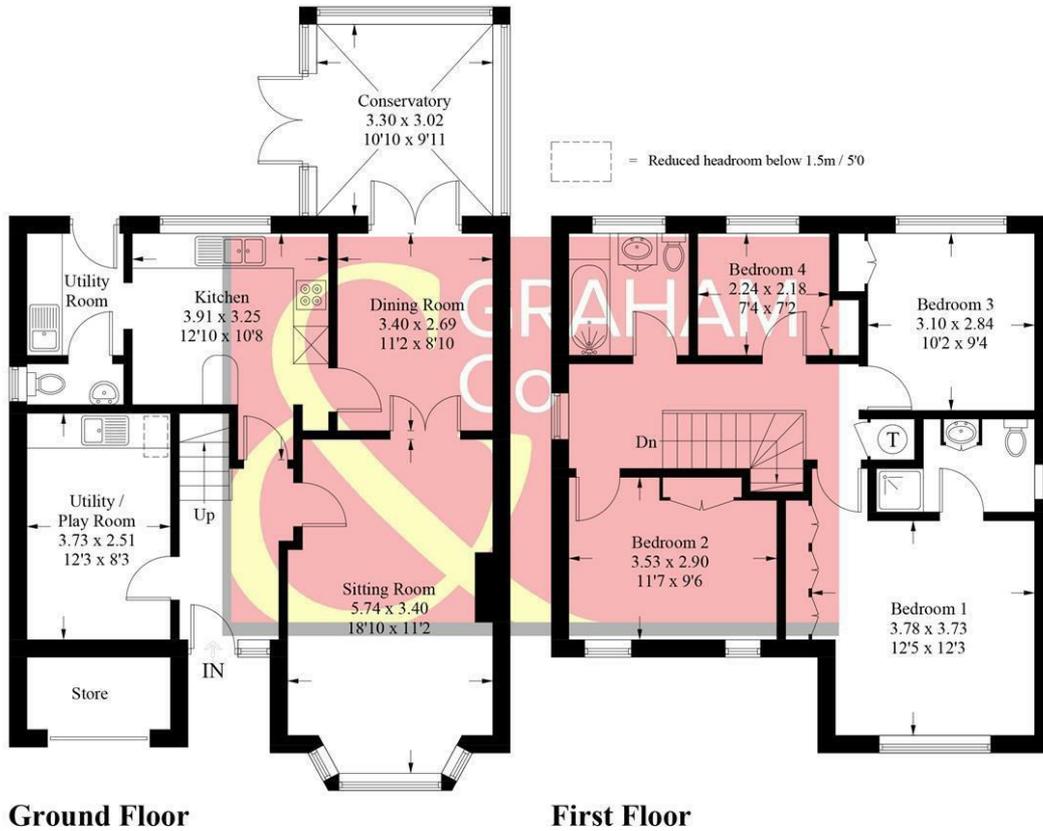


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.



# Burkal Drive, SP10

Approximate Gross Internal Area = 139.1 sq m / 1497 sq ft  
(Including Store)



**Ground Floor**

**First Floor**

PRODUCED FOR GRAHAM AND CO

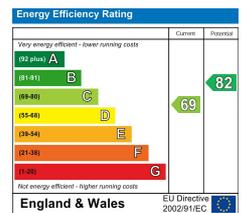
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID928823)

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