

**Sainsbury Close, SP10**

Approximate Gross Internal Area = 97.6 sq m / 1051 sq ft  
 Approximate Garage Internal Area = 13 sq m / 141 sq ft  
 Approximate Total Internal Area = 110.6 sq m / 1192 sq ft

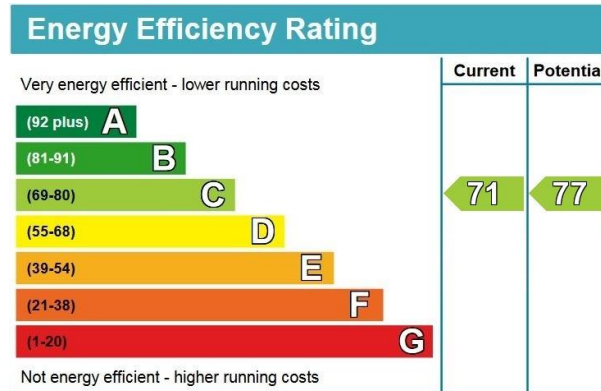


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Sainsbury Close, Andover**

**Guide Price £550,000 Freehold**



- No Onward Chain
- Living Room
- Cloakroom
- Driveway & Garage
- Hallway
- Dining Room
- Four Bedrooms
- Fully Enclosed 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:**

This well-presented detached home is situated in a highly sought-after location close to Rooksbury Mill Nature Reserve and within easy walking distance of Andover town centre. The well-maintained accommodation comprises an entrance hall, a spacious sitting room with feature fireplace, a kitchen, dining room, and cloakroom. To the first floor are four bedrooms and a modern shower room. Externally, the property benefits from driveway parking, a garage, and an attractive south-facing rear garden that is both beautifully maintained and designed for low maintenance living.

**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:**

Canopy porch with front door into:

**HALLWAY:**

Stairs to first floor with understairs cupboard pull out drawer storage and doors to:

**LIVING ROOM:**

Bay window to front and patio doors to rear garden. Fireplace with marble surround and hearth with electric fire.

**KITCHEN:**

Window and back to door rear. Range of eye and base level cupboards and drawers with work surfaces over and tiled splashbacks. Inset ceramic sink and drainer with water filter tap. Space for free standing cooker, fridge/freezer, washing machine, dishwasher and tumble dryer. Ceramic tiled flooring. Ceiling downlights.

**DINING ROOM:**

French doors to rear. Ceramic tiled flooring.

**CLOAKROOM:**

Window to front. Modern contemporary space that is fully tiled throughout. Large fitted vanity unit with composite counter top and wash hand basin. Wall mounted mirror with lighting. Low level WC and heated towel rail.

**FIRST FLOOR LANDING:**

Window to front. Linen cupboard with water tank and access to loft (with power and light). Doors to:

**BEDROOM ONE:**

Window to rear. Spacious double room.

**BEDROOM TWO:**

Window to rear. Spacious double room.

**BEDROOM THREE:**

Window to rear. Double room with fitted wardrobes with sliding mirrored doors.

**BEDROOM FOUR:**

Window to front and fitted wardrobe cupboard.

**SHOWER ROOM:**

Window to front. Modern contemporary space that is fully tiled throughout. Corner fully enclosed Aqua Lisa Shower. Fitted vanity unit with inset wash hand basin. Wall mounted mirrored cabinet with lighting. Low level WC and heated towel rail.

**OUTSIDE:**

To the front there is an area of lawn with shrub borders and a driveway with a GARAGE with electric door and gated access to the rear garden.

**GARAGE:**

Electrically operated door, power, light and rear door to garden. There is space for additional appliances to the rear. Wall mounted boiler.

**REAR GARDEN:**

Well appointed low maintenance south facing garden. Generous patio area adjacent to the house with an outside tap and lighting with rear access to the garage. There is a manually operated awning installed above the living room patio doors. The remainder is laid to lawn with raised beds.

**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.

