

Stirrup Way, SP11
Approximate Gross Internal Area = 87.3 sq m / 940 sq ft
Approximate Outbuilding Internal Area = 18 sq m / 194 sq ft
Approximate Total Internal Area = 105.3 sq m / 1134 sq ft

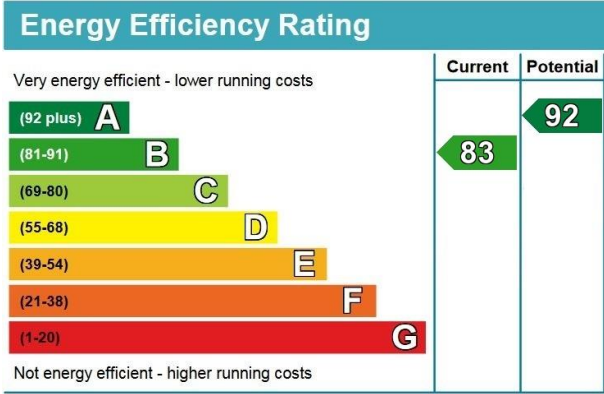


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Stirrup Way, Andover

Guide Price £339,995 Freehold



- No Onward Chain
 - Kitchen/Dining Room
 - Cloakroom
 - 2 Further Bedrooms
 - Insulated Garage Conversion
- Dual Aspect Living Room
 - Study
 - Master Bedroom Suite
 - Family Bathroom
 - Driveway Parking & Rear 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.

DESCRIPTION: Available to the property market with No Onward Chain, this three-bedroomed, semi-detached house could potentially become the perfect first family home. Located within the popular Picket Twenty development just to the east of Andover, the property benefits from an intelligent layout with a light and airy theme thanks to dual-aspect living accommodation on the ground floor along with a garage conversion that provides a fully insulated room that can be used as additional bedroom space if desired. The well-presented accommodation comprises an entrance hallway, an open-plan kitchen/dining room, a dual-aspect living room, a study, a cloakroom, a master bedroom suite with en-suite shower room, plus two further bedrooms serviced by a family bathroom. Outside, there is driveway parking for three vehicles directly in front of both the property and the garage, whilst to the rear there is a practical, low-maintenance garden.

LOCATION: Stirrup Way, a quiet residential road, can be found off Halter Way within the heart of the Picket Twenty development, which borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op store, an Urban Park and sports pitches. Nearby Picket Twenty Way is on a regular bus route to and from Andover. Andover itself 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.

OUTSIDE: The property frontage is set aside for block-paved driveway parking with a tarmac driveway to one side of the property in front of the garage. There is gated access from the driveway into the rear garden.

ENTRANCE HALLWAY: Stairs to the first floor. Door to a built-in storage cupboard with shelving. Radiator. Doors to:

DUAL-ASPECT LIVING ROOM: Light and airy living room with a window to the front and French doors accessing the rear garden. Radiators.

STUDY: Window to the front. Radiator.

CLOAKROOM: Close-coupled WC, hand wash basin and a radiator.

OPEN-PLAN KITCHEN/DINING ROOM: Dual-aspect, open-plan kitchen/dining room with the kitchen arranged with a window to the front and including a range of eye and base level cupboards and drawers with worksurfaces over and matching upstands. Inset one and a half bowl, stainless steel sink and drainer, inset gas hob with subway tiled splashback, extractor over and an oven/grill below. Space and plumbing for a washing machine and space for an American-style fridge freezer. Cupboard housing a wall-mounted gas boiler. The dining area is arranged at the rear of this open-plan space with French doors providing access to the rear garden. Low-level door to a built-in, understairs storage cupboard.

FIRST FLOOR LANDING: Window to the rear. Loft access. Door to a built-in, shelved linen cupboard. Radiator. Doors to:

MASTER BEDROOM SUITE: Window to the front. Radiator. Recess space for wardrobe storage either side of a door to:

ENSUITE SHOWER ROOM: Window to the rear. Recessed shower enclosure, close-coupled WC, pedestal hand wash basin and a radiator. Floating shelving and a wall-mounted bathroom cabinet.

BEDROOM TWO: Double bedroom with windows to the front. Radiator.

BEDROOM THREE: Good-sized, rear aspect single bedroom. Radiator.

FAMILY BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and shower over. Close-coupled WC, pedestal hand wash basin and a heated towel rail.

CONVERTED GARAGE: The garage conversion provides a fully insulated room with power and lighting with personal access from the rear garden. Occupying the rear two-thirds of the original garage space, this room could provide additional bedroom or office space if desired. The front third of the garage maintains the original up and over garage door and offers excellent storage space.

REAR GARDEN: Practical, low-maintenance rear garden with a patio adjacent to the rear of the property and gated access at one side leading to the driveway in front of the garage. The remainder of the garden is laid to artificial lawn with a raised decked seating area, all enclosed by a mixture of panel and closeboard fencing. External tap.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

