



1 Mercury Drive, Andover, SP11 6UD  
Guide Price £375,000





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### PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming three-bedroom house located in Mercury Drive in the desirable Picket Twenty development of Andover. This delightful property offers a perfect blend of comfort and practicality, making it an ideal family home.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen diner is a highlight of the home, offering ample space for family meals and gatherings. The separate living room adds an extra dimension to the living space, allowing for versatility in how you choose to use the area.

The property boasts three generously sized bedrooms, including a master suite with an en suite bathroom, ensuring privacy and convenience. In addition to the en suite, there is a family bathroom and a convenient downstairs WC, catering to the needs of a busy household.

Outside, you will discover a private garden, ideal for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. The property also features a garage and parking for two vehicles, providing ample space for family and guests.







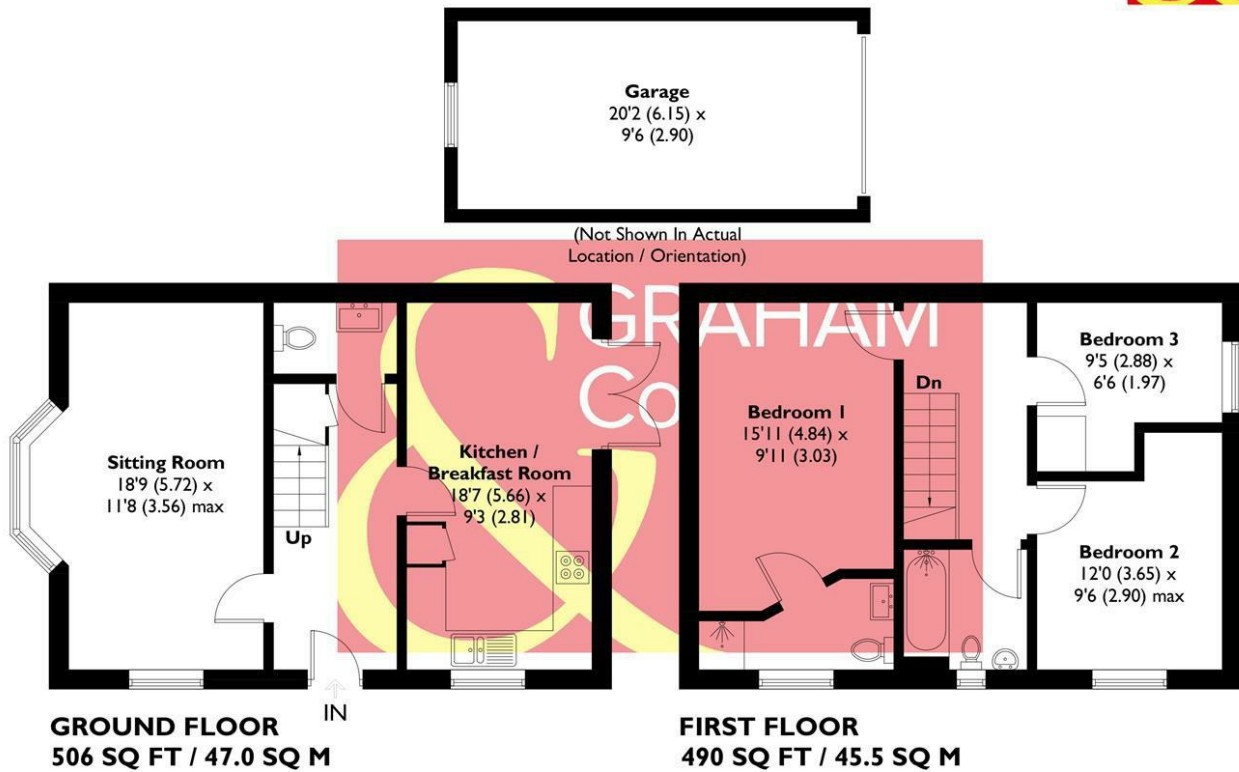
Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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 = 996 SQ FT / 92.5 SQ M**  
**GARAGE = 191 SQ FT / 17.8 SQ M**  
**TOTAL = 1187 SQ FT / 110.3 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 (ID1265267)  
**Produced for Graham & Co**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

**Tax Band: D**



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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.

