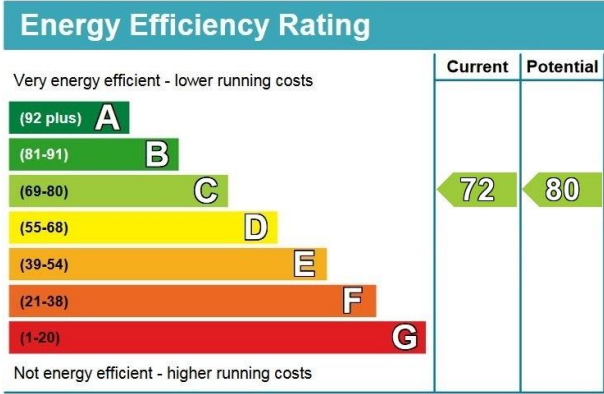


Jutland Crescent, SP10
Approximate Gross Internal Area = 76.9 sq m / 828 sq ft
Approximate Garage Internal Area = 12.6 sq m / 136 sq ft
Approximate Total Internal Area = 89.5 sq m / 964 sq ft



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



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.



Jutland Crescent, Saxon Fields **Guide Price £375,000 Freehold**

- **Elevated Views – Open Aspect**
 - **No Onward Chain**
 - **Three Bedrooms**
 - **Ample Parking & Garage**
 - **Living Room**
- **Dining Room**
 - **Cloakroom**
 - **Master Bedroom with Ensuite**
 - **Family Bathroom**
 - **Secluded Rear Garden**



DESCRIPTION: This three-bedroomed detached house is located on the popular Saxon Fields development and is offered for sale with no onward chain. With an open aspect and elevated views, the house is beautifully presented and newly decorated throughout. The accommodation comprises hallway, kitchen, dining room, living room, cloakroom, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside, there is generous driveway parking leading to a garage and a well-maintained, mature, secluded garden to the rear.

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. Jutland Crescent can be found off Kiel Drive, within the Saxon Fields development on the northern side of Andover off Saxon Way. Saxon Fields has its own convenience store and children's playground with sports pitch. Charlton village with a host of its own amenities, including convenience stores, a pub, church, veterinary practice, plus Charlton Lakeside Leisure Park is a short distance away. Andover's mainline railway station is just beyond Charlton village, whilst Anton Lakes Nature Reserve is literally on the doorstep, bordering Saxon Fields.

ACCOMMODATION: Pitched canopy porch and front door into:

HALLWAY: Doors to:

LIVING ROOM: Window to the front. Feature electric fire set on a marble hearth with timber surround mantle. Understairs cupboard and stairs to the first floor. Open plan to:

DINING ROOM: Patio doors to rear. Partially glazed door into:

KITCHEN: Window to Rear. Eye & base level cupboards & drawers with work surface above. One and a half stainless steel sink and drainer with a filtered water drinking tap. Plumbed in water softener, inset gas hob, extractor over, oven below and tiled splashback. Freestanding washing machine, and fridge freezer are included in the sale of the property. Wall mounted gas boiler.

LANDING: Window to side. Loft access and doors to:

BEDROOM ONE: Window to front. Double built-in wardrobe cupboard and door to:

ENSUITE: Window to front. Corner shower cubical, low-level WC, pedestal wash hand basin and partially tiled walls.

BEDROOM TWO: Window to rear.

BEDROOM THREE: Window to rear.

BATHROOM: Window to side. Laminated flooring, panelled bath with mixer shower attachment, low level WC and pedestal wash hand basin. Built-in airing cupboard with shelving and hot water cylinder.

OUTSIDE: Enclosed by mature hedging, with mature plants and shrubs. Path leading to garage and front door.

REAR GARDEN: A patio area adjacent to the property, leading to a lawn and mature borders of shrubs and flower beds, including a terraced raised border in the corner. Path leading to the shed and side gate access to the driveway and detached garage.

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.

