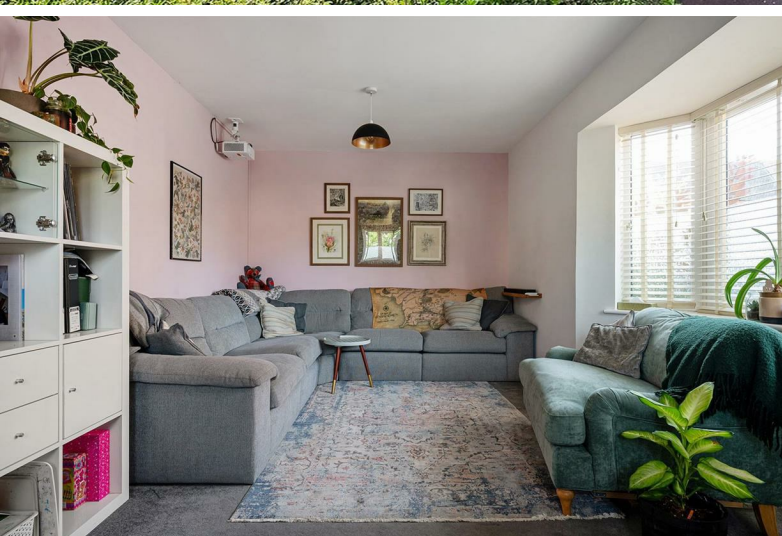




14 Boulter Road, Andover, SP11 6TL
Asking Price £375,000



14 Boulter Road, Andover,
Asking Price £375,000

PROPERTY DESCRIPTION BY Miss Molly Scruton

Situated in a sought-after modern development, this beautifully presented three-bedroom detached home offers spacious, well-balanced accommodation, a detached garage and driveway parking, making it an excellent choice for growing families, professionals or those looking to upsize.

The ground floor is thoughtfully arranged, with a welcoming entrance hall leading through to a generous dual-aspect sitting room featuring a bay window that fills the space with natural light. To the rear of the property is a stylish kitchen/dining room, offering an excellent space for both everyday family life and entertaining, with French doors opening directly onto the rear garden. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom complete with fitted wardrobes and an en-suite shower room. Bedrooms two and three are served by a modern family bathroom, providing practical accommodation for families or visiting guests.

Outside, the rear garden has been attractively landscaped to create a fantastic outdoor entertaining space, featuring a raised decked seating area with a covered pergola, ideal for enjoying throughout the seasons, alongside a lawn bordered by mature planting. The property further benefits from a detached garage and driveway parking.

Offering over 1,200 sq ft including the garage, this attractive home combines modern living with excellent presentation and is ready for its next owners to move straight into.

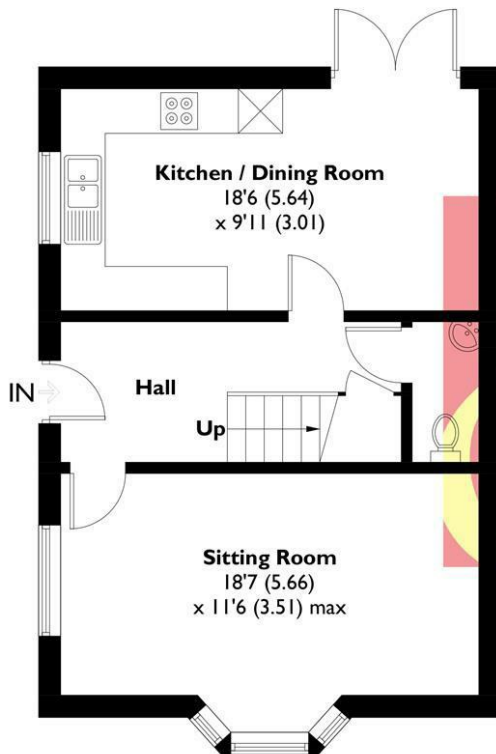




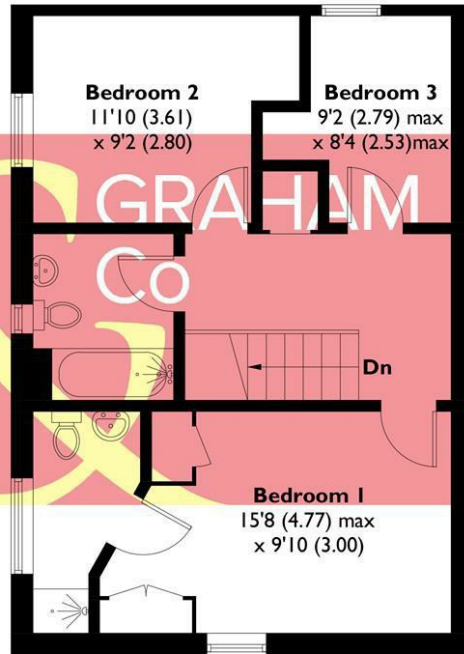
Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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.



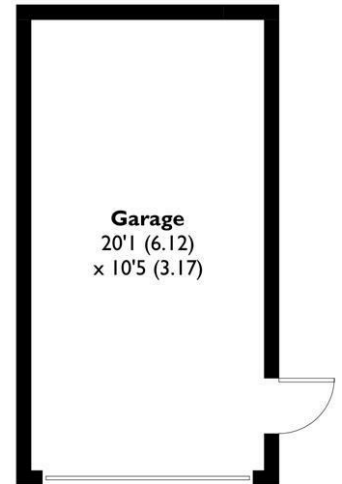
APPROXIMATE GROSS INTERNAL AREA = 1019 SQ FT / 94.7 SQ M
GARAGE = 207 SQ FT / 19.2 SQ M
TOTAL = 1226 SQ FT / 113.9 SQ M



GROUND FLOOR
511 SQ FT / 47.5 SQ M



FIRST FLOOR
508 SQ FT / 47.2 SQ M



(Not Shown In Actual Location / Orientation)

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 (ID1317260)

Produced for Graham & Co

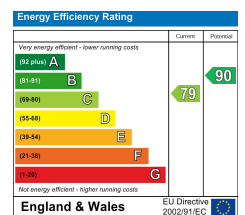
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

