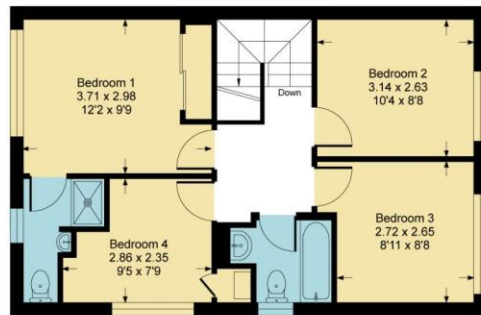


Sunnyside Close, SP10

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft
 Approximate Garage Internal Area = 18.2 sq m / 196 sq ft
 Approximate Total Internal Area = 127.3 sq m / 1370 sq ft



First Floor



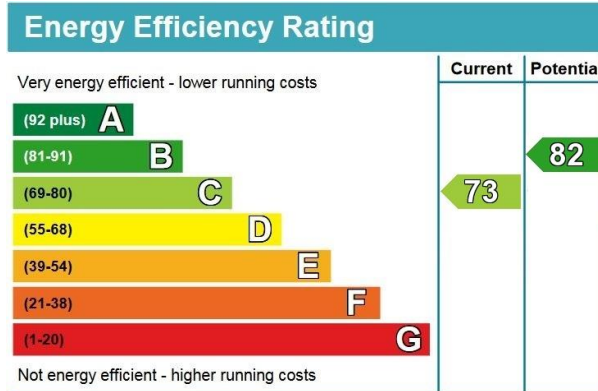
Ground Floor

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



Sunnyside Close, Charlton

Guide Price £400,000 Freehold



- Hallway
- Play Room
- Utility Room
- 3 Further Bedrooms
- Garage & Parking

- Living Room
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Good Sized 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 semi-detached house is located in a cul-de-sac in the heart of Charlton within walking distance of local amenities and Charlton Lakes. The spacious accommodation comprises hallway with stairs to the first floor, a cloakroom, living room with open access to a playroom, kitchen/dining room, utility room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. To the front there is generous driveway parking and a garage whilst a particular feature of the property is the good sized and secluded rear garden.

LOCATION:

The village of Charlton lies just to the north of Andover and benefits from convenience stores, a church and public house. Nearby Charlton Lakeside Leisure Park offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run. Nearby 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: Front door into:

HALLWAY:

Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:

Window to side. Vanity cupboard with wash hand basin and WC.

LIVING ROOM:

Window to rear and hardwood flooring. Open access to:

PLAY ROOM:

Window to rear and French doors to the garden.

KITCHEN/DINING ROOM:

Window to front. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Range style cooker with gas hob and extractor over. Space and plumbing for dishwasher and space for fridge. Door to:

UTILITY ROOM:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble drier.

FIRST FLOOR LANDING:

Loft access and doors to:

MASTER BEDROOM:

Window to rear. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM:

Window to rear. Shower cubicle, vanity cupboard with wash hand basin, WC with concealed cistern and heated towel rail.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to front.

BEDROOM 4:

Window to side. Cupboard with shelving and boiler.

BATHROOM:

Window to side. Panelled bath with shower attachment, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is a block paved driveway offering generous parking and access to the **GARAGE** with up and over door, power, light and door to garden. Gated access to:

REAR GARDEN:

Good sized and secluded garden with a patio area adjacent to the property. The remainder is laid to lawn with mature plants and trees and a barked area to the rear with a ground level trampoline.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

