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## 25 Astor Crescent

Ludgershall, Andover, SP11 9RG

Nearing completion is this generous detached house, built in the popular 1930's style, and finished to a high standard.

Guide £495,000

- New Four Bed Family Home
- Good Size Plot
- Luxury Kitchen
- Quiet Established Location
- 10 Year Insurance Warranty
- 1930's Style Home
- Large Private Garden
- Ample Parking

110 High Street, Hungerford, Berkshire RG17 0NB  
Tel: 01488 685 353 Fax: 01488 680844

### Description

There are four double bedrooms and two bathrooms. Downstairs there is a very light and spacious living room, a delightful modern kitchen with open plan bay fronted dining area. Modern windows and doors throughout together with under floor heating downstairs and radiators upstairs. Due for completion May 2026.

### Directions

From the centre of Ludgershall turn right onto Tidworth Road, then first left into Astor Crescent, turn right and the property is at the end on the left.

### Ludgershall

Ludgershall is a small historic town 12 miles south of Hungerford and 16 miles north east of Salisbury. The town is surrounded by downland countryside as well as the 11 century Ludgershall Castle.

### Porch

Oak porch. Outside light. Composite door to:

### Reception Hall

Stairs. Understairs recess. Boiler cupboard with gas central heating boiler and under floor heating manifold. 'LVT' flooring.

### Cloakroom

Vanity unit with basin and close coupled w.c. 'LVT flooring'.

### Sitting Room

Double aspect with French doors to the garden.

### Kitchen/Dining Room

Fitted with the latest wall and base units, with quartz work surfaces and inset sink bowl with mixer tap. Integrated oven, induction hob and extractor together with automatic dish washer, fridge/freezer and washing machine. Dining area with bay window. 'LVT' flooring.

### Staircase gives access to landing:

Airing cupboard. Trap to loft.

### Bedroom 1

Radiator.

### En Suite

With modern white four piece suite of shower cubicle, panelled bath, vanity basin, towel radiator and w.c. Tiled floor.

### Bedroom 2

Bay fronted. Radiator.

### Bedroom 3

Radiator.

### Bedroom 4

Radiator.

### Family Bathroom

Panelled bath, vanity basin. Close coupled w.c. Towel radiator. Tiled floor.

### At the front of the property will be:

A neat driveway and parking area behind a brick retaining wall. Side vehicular access with further hard standing.

### At the rear of the property is:

A good size private garden with patio and close board fencing.

### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

### Note:

Unfinished floors will be completed from a selection provided by the builder.