

**Mulberry Road, SP11**  
 Approximate Gross Internal Area = 139.1 sq m / 1498 sq ft  
 Approximate Garage Internal Area = 18 sq m / 194 sq ft  
 Approximate Total Internal Area = 157.1 sq m / 1692 sq ft

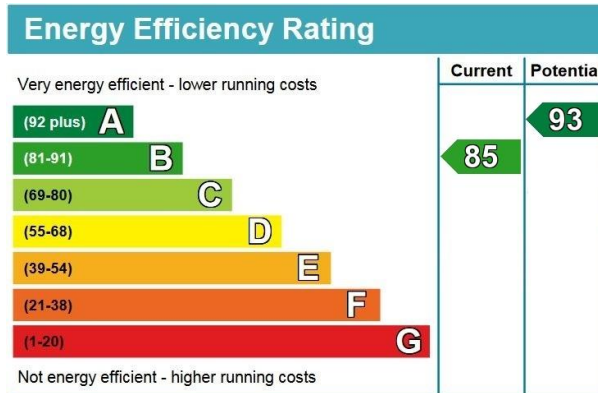


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.



**Mulberry Road, Picket Piece**

**Guide Price £537,500 Freehold**



- Entrance Hall
- Office
- Kitchen/Breakfast Room
- Two Further Bedrooms
- Driveway & Garage
- Living Room
- Dining Room
- Two Ensuite Double Bedrooms
- Family Bathroom
- Enclosed 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 impressive four bedroom detached house offers spacious and versatile accommodation, ideal for modern family living. The welcoming entrance hall leads to a bright and airy lounge, featuring a large bay window that allows plenty of natural light to flood the room. A separate dining room provides the perfect setting for entertaining guests or enjoying family meals, while the contemporary kitchen/breakfast room is fitted with a range of high-quality units and integrated appliances (including a dishwasher and oven). The ground floor also benefits from a useful utility room and a convenient cloakroom. Upstairs, you will find four well-proportioned bedrooms - two with ensuite shower rooms - and a family bathroom. Outside there is driveway parking for two cars leading to a single garage whilst the rear garden benefits from two seating areas.

**LOCATION:** The property can be found in the heart of the village of Picket Piece. The Picket Piece Commercial Centre offers a Post Office whilst a convenience store can be found within the nearby Locksbridge Park development. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a very short distance away, as is the popular Finkley Down Farm Park. Picket Piece is also on a regular bus route providing access to and from Andover's town centre. 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 line to London's Waterloo in just over an hour, whilst the A303 offers good road access to both London and the West Country.

**ACCOMMODATION:** Front door into:

**ENTRANCE HALL:** Stairs to first floor, storage cupboard and doors to:

**CLOAKROOM:** WC and wash hand basin.

**LIVING ROOM:** Window to front.

**OFFICE:** Window to front.

**DINING ROOM:** French doors to garden and open access to:

**KITCHEN/BREAKFAST ROOM:** Windows to rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over an inset one and a half bowl stainless steel sink with drainer. Breakfast peninsular with inset gas hob with extractor over and eye level oven. Integral fridge/freezer and dishwasher and doorway to:

**UTILITY ROOM:** Door to garden. Cupboards with work surface over and space and plumbing below for washing machine and tumble drier. Cupboard with wall mounted gas boiler.

**FIRST FLOOR LANDING:** Loft access, airing cupboard with hot water tank and linen cupboard. Doors to:

**BEDROOM ONE & EN-SUITE SHOWER ROOM:** Window to front and door to ENSUITE SHOWER ROOM with double shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM TWO & ENSUITE SHOWER ROOM:** Window to front and door to ENSUITE SHOWER ROOM with double shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM THREE:** Window to rear.

**BEDROOM FOUR:** Window to rear.

**BATHROOM:** Window to rear. Panelled bath with shower attachment, wash hand basin, WC and heated towel rail.

**OUTSIDE:** To the front there is driveway parking for two cars leading to a SINGLE GARAGE and gated access to:

**REAR GARDEN:** Patio area adjacent to the house with an outside tap and leading to an area of lawn with a raised shrub border and ornamental trees. There is a raised decked seating area to the rear and a bark chipped play area.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected, Gas central heating to radiators. There is an estate charge of £300 p/a

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.

