

Cole Close, Andover, SP10

Approximate Gross Internal Floor Area = 133.1 sq m / 1431 sq ft

Approximate Garage Internal Floor Area = 11.6 sq m / 125 sq ft

Approximate Total Internal Floor Area = 144.7 sq m / 1556 sq ft



This floor 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, window 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.



55 Cole Close, Andover

£535,000 Freehold



Austin Hawk are delighted to offer this detached house tucked away at the end of a cul-de-sac on the popular Saxon Fields development. The accommodation comprises hallway, cloakroom, living room, a large kitchen/dining area, utility room, office/family room, master bedroom with en-suite shower room, three further bedrooms and a bathroom. Outside there is driveway parking leading to an integral garage and lovely landscaped rear garden.

Council Tax band: E

EPC Energy Efficiency Rating: C



Hallway - Window to front. Stairs to first floor, cloaks/storage cupboard and doors to:

Cloakroom - WC and wall mounted wash hand basin.

Living Room - Window to front. Feature Stone Fireplace with electric fire.

Office/Family Room - French doors to garden and door to:

Kitchen/Dining Room - Dual aspect. Range of eye and base level units and drawers with work surfaces over and tiled splashbacks. Inset stainless steel sink and drainer. Integral gas hob and eye level double oven. Integral dishwasher and space for a large fridge/freezer.

Utility Room - Access to garage. Cupboards and work surface with space and plumbing for washing machine and dryer.

First Floor Landing - Window to front. Loft access and airing cupboard with hot water tank and shelving. Doors to:

Master Bedroom Suite - Window to front. Fitted wardrobe cupboard and door to en-suite with a shower cubicle with electric shower, wash hand basin, WC.

Bedroom Two - Window to rear and fitted wardrobe cupboard.

Bedroom Three - Window to rear and fitted wardrobe cupboard.

Bedroom Four - Window to front.

Bathroom - Window to side. Panelled bath with mixer tap and shower attachment. Vanity unit with inset wash basin, WC and heated towel rail.

